

**Glyndon Trace II Condominium
Board of Directors Meeting Minutes
May 12, 2010
342 Lauren Hill Court, Reisterstown MD 21136**

1. **Call Meeting to Order** –6:37 p.m.

2. **Establish Quorum for Board of Directors**

Present: Lisa Smith (President)
Claire Shutt (Member-at-Large)
Georgia Peay (Secretary)
Dave Davies (Treasurer)

Absent:
Marvin Yablon (Vice-President)

Mordy Weimer (Tidewater Property Management)

3. **Minutes Approved** – minutes from the April 2010 meeting were approved with corrections from Tidewater.

4. **Treasurers Report** – A detailed report is provided to homeowners upon request.

See June's BOD meeting for current report.

Also see attached special treasury report

5. **Old Business**

----Issues at 308 Lauren Hill--The hole is still open from the pipe bursting last winter, in addition, the new pipe needs wrapping.

----Sod damage from snow removal--Cowman is coming back to fix sod damages from the severe snowy weather. Tidewater should check to see if Brickman would prune damaged trees.

---- Roof Damage at 121 GT---Tidewater got two bids for the work to the roof, one for \$1674 and another for \$1,575. The Board decided to take the lesser bid (Roof Guy) assuming he can guarantee the work for a year.

-----Estimate from electrician---questions about how to save money was addressed. It is suggested that we look at the cost of changing the 24-hour day lighting to motion detector, timer, or some form of rewiring. Tidewater will call an electrician to research.

6. **New Business**

----ROG Update- a detailed report is found at www.marylandtowns.com/rog or the www.glyndontrace.org website.

This month, there was no report from the ROC representative.

----Service calls--Fireline charges \$400 to change the battery in the fire detectors. A general contractor charges about \$200 to change the common area bulbs. Tidewater will check to see what Susan's Services would charge for that job. For the common areas, the Board needs to set guidelines for the following:

- **Changing bulbs**

- **Turning on/off the heat/air conditioning**
- **Changing batteries**
- **Cost of the batteries and labor**

----Funding reserves--see attached treasurer report

----Master Board Assessment--see attached treasurer report

----Reminder ABT pool opening--there is a new pool contractor (Chesapeake). Residents should report all problems at the pool. The pool opens the day before Memorial Day.

----Other---Georgia Peay, 168 GT, requested a ramp at the back door of her building. Georgia suggested a portable ramp. She referred to a ramp on Teapot court and will give the Board a specific address later.

7. Owner Issues/Questions

----The Board agreed that the gutters at Lauren Hill would be cleaned twice a year. Tidewater will check with Chesapeake to see if they also clean gutters.

8. Adjourn Meeting- 8:04 pm.

9. Next Meeting- June 9, 2010.

Special Treasures Report

The Board discussed several facts and ideas to save money:

- Special snow assessment fee--there are 58 units and to date we have received \$13, 515. To cover the snow renewal bill we need \$17,004.
- A letter will be sent to owners who have not paid timely.
- 2011 Monthly condo fees – At the last GTII annual meeting, the board did not raise fees for 2010. It was expressed that we would face an increase in 2011. Since the major snow and assessments levied thus far, the board felt it best to provide homeowners of advance notice that January 2011 monthly condo fees will increase to \$325 per month.
- The Master Board raised their assessment fees for 2011 by \$100 per unit. The Board discussed, decided and approved a 2nd GTII assessment of \$300 per unit. This is to try and fund our reserve account and the board felt assessment(s) caused the least impact over the long term. This assessment and the 2011 condo fee increase, along with cost saving measures, allow us the best opportunity to fund the reserve accounts mandated we fund.
- Another area of consideration is the electricity bill. The treasurer needs to compare last year's and this year's bill to determine what our needs are and are we getting our money's worth. When the three year co-op electricity plan is over, we need to compare BG&E rates to the co -op rates and determine then if we need to get out of the co- op.