

**Glyndon Trace I Condominium
Board of Directors Meeting Minutes**

April 20, 2009
6:30 pm

342 Lauren Hill Court, Reisterstown, MD 21136

1. Call Meeting to Order

The meeting was called to order at 6:30 pm on Monday, April 20, 2009 in the clubhouse located at 342 Lauren Hill Court, Reisterstown, MD 21136.

2. Establish Quorum for Board of Directors

Present: Victor Carlson (President)
Mimi Kraus (Secretary)
Mordy Weimer (Tidewater)
Bob Berzanski (Treasurer)
Valerie Green

Absent: Andy Robertson

3. Review/ Approve Minutes from previous meeting

Minutes from February were approved. There were no minutes From March, as we did not have a quorum for the meeting.

4. Welcome New Board Member

We welcomed Valerie Green to the Board

5. Old Business

A. Mailboxes-Andy Robertson did a survey of the condition of the villa mailboxes and placed the data in an excel spreadsheet. Homeowners whose mailboxes will be replaced will receive a letter from the board. A suggestion was made that if Andy replaces these boxes, that he be reimbursed by the HOA and given a credit as an offset toward future dues. Vic will be in contact with Andy.

B. Broken Railroad Tie (wood beam) at 117 TC. We noted that the problem has yet to be resolved. Andy Robertson said he would make the repair.

6. New Business

A. Pet Waste- This is a continuing problem. Recommendation: We will take pictures of offenses as they occur, and then fine the homeowner \$75 for first offense, \$150 for the second, and \$250 after that.

B. Gutter Cleaning – Noel will be doing the cleaning- next scheduled for May. We again discussed that the homes near the woods need gutters cleaned 2x yearly

C. Notification When Meeting is Cancelled- In the future, Vic will telephone Andy if the date of the meeting is changed or the meeting is cancelled.

C. Landscaping Issues – Homeowner at 221 TC had several issues: Tree placement and growth- We will ask Brickman to come in and make

recommendations. Driveway- water pools and ice forms- HO will contact Ryan for remedy.

We are still waiting for landscaper to get back with us about how to properly care for our variety of trees and shrubs. We have noticed a problem with grubs. Tidewater will contact Brickman about these issues.

7. Financial report-

- A. I- Bond** -Treasurer will purchase through his credit union
- B. Financial Report** – Report was reviewed
- C. Foreclosure-** 139 TC is moving toward foreclosure
- D. Homeowners in Default of Dues:** We will move towards collections after the first month. Homeowners in default will not be allowed any community amenities.

8. Adjournment - The meeting was adjourned at 7: 50 PM

Next Meeting: May 18, 2009

Respectfully Submitted,

Mimi Kraus

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