

**Glyndon Trace II Condominium
Board of Directors Meeting Minutes
November 9, 2009
342 Lauren Hill Court, Reisterstown MD 21136**

1. Call Meeting to Order –6:35 p.m.

2. Establish Quorum for Board of Directors

Present: Lisa Smith (President)
Marvin Yablon (Vice-President)
Claire Shutt (Member-at-Large)
Absent: Georgia Peay (Secretary)

Mordy Weimer (Tidewater Property Management)

Vacancy: Treasurer

3. Minutes Approved – minutes from the October 12, 2009 meeting were approved.

4. Treasurers Report – a detailed report can be provided to homeowners upon request.

- # delinquent accounts totaling \$5,170 (3 in collection status).
- Retained Earnings: \$52,303.28
- Total Current Assets: \$76,171.85
- Income: \$14,910
- Total Expenses: \$9,405.43
- Net Income/(Loss) \$5,504.57
- Additional Income Received :N/A

Note: Tidewater will send the financial report to each Board member until the treasurer's position is filled.

5. Old Business

- Rusting front door (LH) – repaired and guaranteed by contractor
- Snow Removal Contract –the removal of snow from the back door opening areas behind all buildings, the dumpster, and the handicapped parking areas has been added to the new contract

6. New Business

- **ROG Update – a detailed report can be found at: www.marylandtowns.com/rog or the www.glyndontrace.org website.**
 - Reisterstown Shopping Center will be renovated, the left side will be the home for two retail stores. A restaurant is planned for the former site of the Exxon station and the car wash with demolition of the current western “arm” of the center,
 - Cherry Valley Giant wants to install a 4-pump fuel service facility,
 - Request by WAWA to extend the period for use of the special exception granted to 5 years,
 - None of the initial 15 speed cameras around schools will be installed in this district, and
 - Crime stats for the area are still down, but beware of street/garage thefts.

- 2010 Glyndon Trace Budget – the Budget was approved at the Annual Meeting.
- GTII Annual Meeting--the December 14 Board Meeting will begin at 6:30 pm and the GTII Annual Meeting will begin at 7:30 pm. There are two slots available on the Board for 2010.
- Repairs at 137 GT—the water leak has been repaired
- Other- at LH the kick plate on the front door is rusted at the bottom and the doors do not close securely (Tidewater will contact the builder)

7. Owner Issues/Questions

- Gutters at LH need to be cleaned (contractor-Noel)
- The replacement gate has been order
- In preparation for the winter, team captains should turn off the outside spigots
- GTII residents should keep in mind that the Master Board plans to raise their dues in 2011 and we will have to increase our condo fees as well
- The non-emergency number for a police call is 410 887-2222

7. Adjourn Meeting- 7:20 pm.

8. Next meeting- December 14, 2009.