

**Glyndon Trace II Condominium
Board of Directors Meeting Minutes
March 8, 2010
342 Lauren Hill Court, Reisterstown MD 21136**

1. Call Meeting to Order –6:34 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 January 11, 2010 meeting were approved.

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

---# delinquent accounts totaling: \$ \$8,660 (8 units in collection)

----Retained Earnings: \$49,386

----Total Current Assets: \$56,079 (including the outstanding delinquent accts)

----Income: \$33,150

----Total Expenses: \$46,403

----Net Income/ (Loss): **\$ (13,253)**

----Additional Income received (if applicable): **NA**

Please note: at the next meeting, we will have a brainstorming session on cost-savings in the condo.

5. Old Business

----Fireline Bill---Tidewater will pay this bill

----Schindler Bill -It was also decided that we would pay this bill, accepting a credit on one of the two service calls. It was reminded that we should try to make service calls during regular business hours whenever possible. The discrepancy with this bill was a result of two service calls made back to back, for the same repair, after 4:00 pm.

----3rd party elevator inspections- A new Maryland condo law now requires a 3rd party company to make yearly inspections of the elevators. The inspection slip will be sent to Tidewater and Building Captains will have to place in the holder inside the elevator. Tidewater provided three bids for the inspection job and we accepted the lowest in cost.

----Other It was suggested that the security gates be deactivated when a winter storm is predicted.

6 New Business

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

----The Woman's Club of Glyndon is holding a fundraiser at Fuddrucker's on Thursday, March 18th between 5:00 and 8:00 p.m.

----The Giant at Cherryvale has requested 5 gas pumps. The pumps are planned for the side along Reisterstown Rd (to the left side of the building when looking at the front of Giant).

----A motion was made and carried that ROG would reject the document outlining modifications to the second building at Camden Auto Body.

Because of the unusual amount of snow that prevailed this winter, we incurred an \$18,000 bill for snow removal. In order to keep the reserve required by law in our budget, the Board made a decision to make a special assessment of \$300.

- Building storm damage -It was decided that there should be a walkthrough of the condos to access snow-related damages. Tidewater will set it up with the contractor.
- Other-Due to conflicting meetings Tidewater requested that we change the Board meeting day from the second Monday to the second Wednesday of each month.

7 Owner Issues/Questions-

----It was noted that during deep snow storms, we need to keep the fire hydrant visible.

8. Adjourn Meeting- 7:30 pm.

9. Next meeting- April 14, 2010.