

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, January 10, 2017

Peter Bakas called the meeting to order at 7:30 PM at Kennedy Jr. High School. Board members present: Peter Bakas, Pat Coughlin-Schillo, Marg Hough, Bob Klaeren, Les Lavin, Chris Lotysz, Michael Monroe, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski, John Warrington. Board members excused: Tony Dolinar, Linda Gilbert, and Mark Munoz. Management: Julie and Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum – Dan Nowak, Principal Civil Engineer and Agnes Dolan, Transportation Program Manager of the DuPage County Division of Transportation presented an update of future DuDOT plans to build and maintain a multi-use path along College Road in conjunction with the existing GTIA parallel path system and other regional trails.

Minutes of the Prior Meeting:

Minutes of the December meeting were reviewed.

Board Motion: Bob Klaeren moved to approve the December minutes, Michael Monroe seconded. Motion was passed by a unanimous voice vote

Treasurer's Report

William Swiderski reviewed the December Balance Sheet and Income and Expense Statement.

Board Motion: Michael Olson motioned to accept the check register expenditures of \$12,523.99 for January, Bob Klaeren seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Management is creating the 2017 Maintenance Calendar with Balanced Environment for seasonal programs. Balanced Environment is in the process of developing a detailed schematic of the proposed Gazebo renovation in conjunction with additional site elements and textures.

In reference to a GTIA resident's sump pump discharge hose extending into the common area with water flowing onto the trails and freezing, Management sent a letter notifying them of the ice hazard and encroachment into the common area.

To date, 2017 annual assessments of approximately \$267,000 from 1,361 units have been collected, which is about \$5,000 above the same period last year.

Management requested Board approval to write off past debt for Acct#TAA40E in the amount of \$2,076.17 due to foreclosure and Sheriff Sale of property.

Board Motion: Michael Olson motioned to approve the write off of past debt for Acct#TAA40E in the amount of \$2,076.17 due to foreclosure and Sheriff Sale of property, Michael Monroe seconded. Motion was passed by a unanimous voice vote.

Management completed five paid assessment letters in December.

Management will send out six welcome packages for sales completed in December.

Management filed one Release and Cancellation of Lien form.

Management provided a list of December newcomers. Board Directors are encouraged to call on newcomers in their respective areas.

Finance Committee – No report.

Maintenance Committee Les Lavin commented that it will be necessary to decide where Schwarz Nursery should plant about a half-dozen deciduous trees from the nursery during the spring. In response to inquiries from several GTIA residents as to forming a Gazebo Committee, Les and the Board agreed that all options for gazebo repair and or replacement have already been thoroughly researched and reviewed. Updates to the current plans are being made consistent with recommendations from the Board and will be reviewed by Management/Maintenance prior to being submitted to the Board.

Communication Committee – Marg Hough presented a request from several GTIA residents to include a monthly listing of new residents' names in the Pathfinder. The consensus of the Board was to deny the request for privacy reasons. Marg requested consistency when formatting the next budget to be printed in the Pathfinder later this year. Management requested Marg ask the Pathfinder editor to amend the incorrect listing of JRM Management as the Property Manager for High Point in the newsletter. Marg also reported that the Communications Committee will meet soon.

Parks Committee – Pat Coughlin-Schillo distributed a list of 2017 scheduled Park District Board meetings for Directors to sign up as a volunteer GTIA attendee on specific dates. Marg Hough noted that she will attend the January Park District Board meeting.

Old Business/New Business – Pat Coughlin-Schillo noted that real estate buyers and underwriters are now requesting full copies of Homeowner Associations' Liability Insurance as compared to previously only asking for a Certificate of Insurance.

Board Member Area Reports - None

Adjournment

Board Motion: There being no further business, Bob Klaeren motioned to adjourn the meeting, Michael Monroe seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:30 pm.

Respectfully submitted, Paula Gleason, Recording Secretary, Signature on File