

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, March 13, 2018

Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Joe Broda, Pat Coughlin-Schillo, Marg Hough, Les Lavin, Chris Lotysz, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder and William Swiderski. Board members excused: Bob Klaeren, Michael Monroe and John Warrington. Board member absent: Tom Maslanka. Management: Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum – None

Minutes of the Prior Meeting:

Minutes of the February meeting were reviewed.

Board Motion: Marg Hough moved to approve the February minutes, Mark Munoz seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

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

Board Motion: Marg Hough motioned to accept the check register expenditures of \$10,634.02 for March, Michael Olson seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Balanced Environment removed the two Oak trees by Peppertree Court and five Osage Orange trees by Telluride Court, pruned old-growth tree branches adjacent to the Abbey property north of Mill Bridge Lane and removed Evergreen branches and did cleanup of signage/accents areas.

Balanced Environment will drill test holes and use a laser level to determine existing grades of the two proposed rain garden sites east and west of College Road to better evaluate possible solutions for existing drainage issues. Rain gardens will manage the problem. After consideration of the recommendations from Balanced Environment and the Maintenance Committee the matter will be reviewed with the full Board.

The Village of Lisle Development Services Director sent an email regarding an initial survey of subdivision associations regarding the raising of chickens in residential areas. Management responded that the GTIA deed restrictions do not allow this activity.

Regarding account WGL207, issues pertaining to utility boxes located on private property need to be directed to ComEd and AT&T by the affected resident.

Regarding account SR2095, a resident complained that the brightness of new LED trail light #121 affected his home; Volt will re-align and remove some of the LED elements to reduce the brightness.

Management attended the Finance Committee meeting on February 27th.

Management completed eight paid assessment letters in February.

Management will send out four welcome packages for sales completed in February.

Management filed nine release of lien forms.

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

Finance Committee – Bill Swiderski commented that the committee met on February 27th. Bob Klaeren and Bill Swiderski are the co-chairs. Bill noted there was continuing committee discussion as to whether the assessment line item should be reported on an accrual or cash basis for interim financial reporting. It was the consensus that the reporting will continue on a modified cash basis. Other associations may be going to accrual basis for monthly reporting; GTIA will move from cash basis to accrual basis for year-end and will determine thereafter whether to go to reporting on an accrual basis for interim reporting also. The balance sheet has been revised by combining the Retained Earnings line item into the Reserve Fund line item. The Finance Committee will meet with the auditors, JCMP & Associates, to review a draft of the audit due by May 15th. Finance Committee will subsequently meet with the Maintenance Committee by the end of August. The Finance Committee plans to split the Reserve Fund into two components: (1) Capital Reserves and (2) Operating Reserves to better reflect rationalization of the fund. A Finance Committee member suggested that the Board vote their approval each month of the interim financial statements; the rest of the Board did not agree.

Maintenance Committee Les Lavin commented that two of the maintenance items discussed during the last board meeting have been challenged by residents. (1) The concept of using “rain gardens” to mitigate storm water issues. In response Les would offer that we are seeking a relatively low cost solution (installation + maintenance) to this problem in an effort to eliminate a periodically unsightly condition and a potential health hazard due to mosquitoes. Maintenance considered several options and is now looking into an extended solution proposed by our landscape contractor. Recommendations are forthcoming. (2) Removal of the Forsythia bushes on the Southwest side of College. This action is under consideration because maintenance of the bushes was becoming labor intensive and the aging bushes are not aesthetically appealing. While the slope is steep, we have successfully planted conifers in similar areas and believe that a combination of conifers and perhaps some native grasses or ground cover would create a better solution for this area.

Removal of the houses currently denoted as being on the St. Procopious Creek flood plain is expected to take 9-10 months assuming the Village’s proposal is accepted by the appropriate authorities.

Balanced Environment provided a quotation to install 3 Magnolia trees for the “focal area” on the point in the detention area on the east side of College Road south of Green Trails Drive and has been given approval to proceed.

A resident is expected to request permission to install a pipe under our trail as a feed from his “overactive” sump pump to connect to the storm sewer. This request is expected to be consistent with a solution that the resident worked out with Marilyn Sucoe from the Village and will be brought to the Board once it has been reviewed by Management and Maintenance.

Communication Committee – Marg Hough will announce a committee meeting soon. Marg

reported that going forward it may be necessary to eliminate using resident's account numbers in the published minutes. The committee will place an article on Facebook when there is an open house scheduled for new Park District equipment to be installed at Sun Valley and Coach House Parks. The Technology sub-committee has met with regard to digitalization of GTIA files, however, development of details particularly with respect to software selection is still in progress.

Parks Committee – Pat Coughlin-Schillo distributed a sign-up sheet for Board members to sign and complete respective park evaluations; evaluations should be returned to Management prior to the May Board meeting. Susan Quasney provided a synopsis of the February Park District Board Meeting. Marge Hough will attend the March Park District Board meeting.

Old Business/New Business – Susan Quasney requested that she be allowed to obtain copies of the complete GTIA Mylar map lists at Village of Lisle at an estimated cost of \$500.00.

Board Member Area Reports -

Area D – Joe Broda suggested that Management distribute Board packets electronically only to Board members, who would then be responsible to print out their own packet, thus saving on reams of paper consumption for Board member packets. The consensus of the Board was to have Management test this procedure for the next Board meeting in April.

Executive Session to discuss Litigation

Board Motion: Michael Olson motioned to move to Executive Session to discuss litigation, Pat Coughlin-Schillo seconded. The motion was passed by a unanimous voice vote at 8:59pm. The Board meeting was reconvened at 9:03pm.

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Alden Snyder seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 9:04pm.

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