

Minutes of the Green Trails Improvement Association, Pending Board Approval, Board of Directors Meeting Tuesday, April 10, 2018

Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Joe Broda, Marg Hough, Les Lavin, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski and John Warrington. Board members excused: Pat Coughlin-Schillo, Bob Klaeren and Chris Lotysz. Board member resigned: 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 March meeting were reviewed. Joe Broda requested that sub-heading Executive Session include the reason for the Executive Session, which was to discuss litigation. Joe Broda also requested that the Board Motion to adjourn from Executive Session be removed completely and replaced with the phrase: "Board meeting was reconvened at 9:03".

Board Motion: Michael Olson moved to approve the March minutes as amended, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

William Swiderski reviewed the March Balance Sheet and Income and Expense Statement. There was a discussion on how the financials are based on Lisle Savings Bank statements which close monthly on the 22nd but the Quickbooks close month-end. The Access program is a real-time ledger which drives the past due report. The draft audit from JCMP & Associates will be prepared by April 20th for Board member review, and should clarify some of these issues.

Board Motion: Michael Olson motioned to accept the check register expenditures of \$33,561.93 for April, Michael Monroe seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Balanced Environment continues spring cleanup of signage/accent and other common areas. Balanced Environment completed the dormant pruning of all trees, evergreens and crabapple trees in the patio area. Depending on weather, Management anticipates to begin lawn services during the 3rd week of April. Once the soil temperature reaches approximately 50 degrees, True Green is scheduled to apply the first of three seasonal applications which include a broadleaf, fertilizer and pre-emergent combination.

As part of the pest management program for the Austrian and Scotch Pines, insecticide spray for Zimmerman pine moth will be applied to trunks and branches in mid-April and sprayed at the same time with the diplodia treatment. (Fungicide spray for diplodia will be sprayed three times beginning at budbreak, again at half candle and a third application at full candle.) All pines and spruces will be evaluated on each occurrence for any signs of additional problems. Balanced Environment will prune as needed. Management will identify trees in need of removal

Regarding account WGL055 pertaining to yard waste in common area, Management sent an Educational notice letter of Violations of Rules & Regulations; brush pile removed and area cleaned up prior to the seven day deadline.

Regarding account WGL213, a compost bin erected in the common area behind resident's home. Management sent an Educational notice letter of Violations of Rules & Regulations; resident agreed to comply but requested and was granted an extension to May 15th.

Regarding account PRM098, per Village of Lisle Engineer Marilyn Sucoe's suggestion, the resident requested permission to connect their sump pump connection to storm sewer which requires crossing the common area and tunneling under the GTIA trail system. Management notified the resident of requirements that include a signed easement agreement, permit from the Village of Lisle, approved plans and Public Works inspection. Management is waiting for a response from the resident.

Regarding account WGL160 (delinquent account and Sheriff Sale); no transfer of title per DuPage County records.

Regarding account SR3011 (account balance due and Sheriff Sale); no transfer of title per DuPage County records.

Account SR3020 submitted to Management an Architectural Application to transplant an existing tree from the east side of their home to the common area.

Board Motion: Michael Olson motioned to reject the Architectural Application as submitted, Susan Quasney seconded. Motion was passed by a unanimous voice vote.

After much discussion, the consensus was that the Board eventually needs to create a photo inventory of existing trees on the trail system.

Board Motion: Bill Swiderski motioned to remove the Architectural Application Form from the GTIA website, Michael Monroe seconded. Peter Bakas argued against the motion. Motion was passed by a ten to one voice vote.

Peter Bakas requested that Management ask permission from the Village of Lisle for GTIA to plant ground cover at the Tyrnbury entrance where the Evergreen bushes were removed due to safety considerations. Management will ask Balanced Environment for an appropriate planting proposal.

As of April 6th, approximately \$396,799.93 has been collected and posted for the 2018 annual assessment, for an approximate 2,047 paid accounts.

In compliance with the "General Not for Profit Corporation Act", Management will file the Annual Report Form to the Secretary of State, Jesse White's Office.

Management received a "Notice of Public Hearing" scheduled for April 18, 2018, 7:00PM. Approval of a Special Use Permit (Small Wind Energy System) with a height of 18" to be placed on property known as 5700 College Road - Benedictine University. Application documents are open to inspection and can be viewed at the office of the Village Clerk of the Village of Lisle until 4/18/18.

Management attended the Communications Committee meeting on April 4th.

Management completed eleven paid assessment letters in March.

Management will send out ten welcome packages for sales completed in March.

Management filed one release of lien.

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

Finance Committee – Bill Swiderski had no new report.

Maintenance Committee - Les Lavin had no new report.

Communication Committee – Marg Hough noted that the committee met on April 4th to review general association guidelines for preparation of meeting minutes. Marg reported that the consensus of the committee was to reduce the detail and verbiage of minutes. Marg will distribute to Board members for review copies of a prior monthly 3-page minutes document in the original form and a copy of a committee-redacted 1-1/2 page document as a sample of the proposed new policy.

Parks Committee – In Pat Coughlin-Schillo's absence, Marg Hough provided a synopsis of the March Park District Board Meeting. Pat Coughlin-Schillo will attend the April Park District Board meeting.

Old Business/New Business – None

Board Member Area Reports - None

Executive Session to discuss Litigation

Board Motion: Michael Olson motioned to move to Executive Session to discuss litigation, Marg Hough seconded. The motion was passed by a unanimous voice vote at 9:00pm. The Board meeting was reconvened at 9:04pm.

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Michael Monroe seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 9:05pm.

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