

# **Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, June 12, 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, Bob Klaeren, Les Lavin, Chris Lotysz, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski and John Warrington. Management: Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

## **Open Forum – None**

**Board Motion:** Michael Olson motioned to appoint George O'Hare, Area M, Michael Monroe seconded; motion passed by a unanimous voice vote. Congratulations were extended to appointee.

## **Minutes of the Prior Meeting:**

Minutes of the May meeting were reviewed.

**Board Motion:** Michael Monroe moved to approve the May minutes, William Swiderski seconded. Motion was passed by a voice vote, with one abstention.

## **Treasurer's Report**

William Swiderski reviewed the May Balance Sheet and Income and Expense Statement. Bill also noted that since a GTIA CD at Hammi Bank would be maturing on 6/19/18, various bank interest rates had been researched; the best rate being at Hammi.

**Board Motion:** Alden Snyder motioned to rollover the current CD at Hammi into a 12 month CD with 2.15% interest, Marg Hough seconded. Motion was passed by a unanimous voice vote. Auditor JCMP & Associates submitted a copy of the final 2017 Audit and 2017 Tax Return for review and final approval. Joe Broda previously submitted a list of questions for the auditor but commented that these questions had not been answered to his satisfaction. Peter Bakas suggested that Joe re-submit those questions to him and Peter also requested a meeting with the auditor, Peter and Management to discuss the open items.

**Board Motion:** Michael Monroe motioned to accept the check register expenditures of \$50,297.32 for June, 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 several damaged tree branches from the common area due to storm damage in May.

Spring plantings were completed by Balanced Environment in the five signage locations, patio and accent areas. These same areas will be mulched, along with the Pine Grove and patio area. The Broadleaf application was completed in early May; a second application will be applied in late June or early July depending on conditions. Tree ring spraying of Round Up has been completed in the Pine Grove area and on the east and west sides of College Road. The Round Up program will continue by completing all the major ring roads throughout the month of June, including the islands and patio area. Future spraying will be based upon an as-needed basis.

Management sent a \$2,000 water meter deposit to the Village of Lisle.

Balanced Environment will pick up the 4 x 4 Gator this week to primarily review trails and maintenance areas. The Gator will be used by GTIA for various tasks over the course of the next month.

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; the bin has been removed and the area restored.

Regarding account WGL119, three sections of resident's fence fell into the common area next to the trail and needed to be removed or repaired. Management sent an Educational notice letter of Violations of Rules & Regulations requesting removal of the fence from the common area. Resident agreed to comply by resolution date 5/14/18; the fence has been removed from the common area.

Regarding account WGL160 (delinquent account and Sheriff Sale); no transfer of title per DuPage County records, which often take months to be issued. Received Bankruptcy Court notice of debtor's motion to sell real estate free and clear of liens.

Regarding account HF3032 (delinquent account and Sheriff Sale); GTIA has filed ten liens against the property. Public auction scheduled for June 12, 2018

Management prepared and filed thirty-seven liens with the DuPage County Recorder's Office for delinquent accounts and notice letters were sent to the respective owners.

Management completed thirteen paid assessment letters in May.

Management will send out fifteen welcome packages for sales completed in May.

Management filed four releases of liens.

Management provided a list of May 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 reported that Maintenance is awaiting completion of the trail and common area inspections by Management. Once the findings have been reviewed, Maintenance and Finance will meet to develop the 2019 budget. During the inspections, common areas will be video graphed to establish a baseline for common area conditions. Two large Scotch Pines will be removed from the west side of College Road Management had further discussions with a concerned resident pertaining to Osage Orange trees overhanging the trail and has advised them that those trees will be removed.

**Communication Committee** – Marg Hough had no new report.

**Parks Committee** – Pat Coughlin-Schillo asked for remaining Park evaluations be turned in as soon as possible so that she may schedule a meeting with Aaron Cerutti of the Park District. Pat Coughlin-Schillo and Michael Olson provided a synopsis of the May Park District Board Meeting and discussed rain gardens. John Warrington will attend the June Park District Board meeting.

**Old Business/New Business** – None

### **Board Member Area Reports**

**Area D** - Joe Broda discussed the exorbitant fees charged by Blue Pay.

**Area F** - Alden Snyder completed a walk-through of his area and strongly recommends that the Maintenance Committee develop a strategy to address encroachment issues. This item is on the agenda for the next Maintenance Committee meeting.

**Area G** - Mark Munoz inquired if Balanced Environment was required to mow behind residents' fences. The consensus was that this is a homeowner's responsibility.

**Area G** – Pat Coughlin-Schillo reported there had been a potential hate-crime incident involving derogatory signage painted on a house that she recently sold.

### **Executive Session to discuss Litigation**

**Board Motion:** Bill Swiderski motioned to move to Executive Session to discuss litigation, Michael Monroe seconded. The motion was passed by a unanimous voice vote at 8:35pm. The Board meeting was reconvened at 8:39pm.

### **Adjournment**

**Board Motion:** There being no further business, Michael Olson motioned to adjourn the meeting, Pat Coughlin-Schillo seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:40pm.

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