

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, January 14, 2020

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, George O'Hare, Michael Olson, Pavel Snopok, Alden Snyder, Liz Sullivan, and John Warrington. Board members excused: Mark Munoz and Beth Zigrossi. Board member absent: Chris Lotysz. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum – Four High Point residents were in attendance to request assistance with lights. The Board advised them that GTIA has no common area within their complex. It was suggested these individuals contact the Village of Lisle Public Works staff for assistance with their safety concerns over lack of proper lighting in their common areas. Another Green Trails resident was in attendance to observe.

Minutes of the Prior Meeting

Minutes of the December meeting were reviewed.

Board Motion: Marg Hough moved to approve the December meeting minutes, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

Joe Broda reviewed the December Balance Sheet and Income and Expense Statement.

Board Motion: Bob Klaeren motioned to approve the check register expenditures of \$27,830.18 for January, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

Transition Committee Report

Marg Hough noted that assessment payments are coming in at a normal pace.

Preparation for the 2019 GTIA annual audit and tax return was discussed.

Outstanding lien issues were reviewed for potential resolution.

A list of potential management companies is being prepared. The prior RFP will serve as a template, with appropriate modifications, for preparation of a new RFP for a management company. Input is requested from GTIA Board Directors relative to the hiring process of new management.

Telephone log line items were included in the Board packet. John Warrington noted that a large percentage of calls are inquiries to pay assessment dues by credit card.

An updated Board Member roster was distributed to all present. A list of December newcomers was provided. Board Directors are encouraged to call on newcomers in their respective areas.

Finance Committee

The ComEd rebate check in the amount of \$13,240.40 was received. Joe thanked Les Lavin for his diligence to ensure this rebate was received in a timely manner.

Joe will notify the Finance Committee as soon as possible of a committee meeting to be scheduled sometime within the next two weeks.

Joe requested a Board resolution authorizing GTIA signatories.

Board Motion: Alden Snyder motioned the GTIA Board of Directors to approve Peter Bakas, Leslie Lavin and/or Joseph Broda as the sole authorized signatories on all Green Trails Improvement Association bank accounts with a mailing address of P. O. Box 3106, Lisle, IL 60532 and an address of record of 2759 Shellingham Drive, Lisle, IL 60532, Michael Olson seconded. Motion was passed by a unanimous voice vote.

Maintenance Committee

Volt invoice received and paid, for the LED project; work is being done to repair two lights not functioning. Les filed petition with ComEd to reduce unmetered trail light charges by approximately 60% from December 5th due to lower LED power usage. All poles have been inspected for remedial action in 2020; there are nine poles that will need to be replaced and 11 poles scheduled for repair. Lee initiated an inquiry with Cree relating to a potential \$6,000 refund.

Les noted that the 2019 tree removal and trimming contracts with Balanced Environment and Family Landscaping have been completed and invoices paid. T&M Tree Service continues to complete the remaining 25% of their contract. Les recommends a different approach to the winter décor and holiday lighting projects in 2020. Maintenance committee authorized branch pile removals by B&D in the amount of \$380.

The previously approved resident's Architectural Application to install a berm on GTIA common area is expected to be completed by the resident in the spring. Two new residential common area issues will be included in spring restoration schedule. Bloomfield-15 drainage pipe installed on the common area is under investigation for resolution to path flooding.

Les will meet with the Village of Lisle Public Works to discuss 2020-2021 Green Trails major street work. An advisory to residents will be published in the Pathfinder. Maintenance to consider cleaning up areas during winter and will consider additional tree removals including the former Gazebo area. Maintenance to develop/maintain turf restoration action list for the spring.

Joe Broda developed a preliminary five-year trail work plan to be discussed with Maintenance.

Maintenance to recommend course of action to manage ongoing problem with GTIA residents dumping branches on GTIA common areas.

Communication Committee – Marg Hough- no report.

Parks Committee – Michael Olson gave a synopsis of the December Park District Board meeting. Marg Hough will attend the January Park District Board meeting. Pat Coughlin-Schillo will distribute an updated roster to Board members next month of dates and director names to attend 2020 Lisle Park District Board Meetings.

Board Member Area Reports - None

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Joe Broda seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:25pm.

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