

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

In light of the Covid-19 crisis, Peter Bakas presided over the subject meeting conducted by written consent as provided by the Green Trails Improvement Association Bylaws in Article V, Section 5 and Article VI, Section 1. Board members participating: Peter Bakas, Joe Broda, Pat Coughlin-Schillo, Marg Hough, Bob Klaeren, Les Lavin, Chris Lotysz, Mark Munoz, George O'Hare, Michael Olson, Pavel Snopok, Alden Snyder, Liz Sullivan, John Warrington and Beth Zigrossi. Paula Gleason was Recording Secretary. A quorum was available.

Open Forum – None

Minutes of the Prior Meeting

Minutes of the March meeting were presented for review.

Board Motion: Motion will be requested at the next meeting.

Treasurer's Report

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

Board Motion: Joe Broda motioned to approve the check register expenditures of \$16,786.68 for April, Les Lavin seconded. Motion was passed by a unanimous written vote.

Transition Committee Report

Marg Hough reported that cover letters and Request for Proposal were sent to the seven potential interested management companies on March 12th with a requested response date of April 2nd. Five prospects indicated they would be submitting a proposal, however, one prospect indicated they were no longer interested. One company responded with questions, which were answered. Four proposals were received by the April 2nd due date. Due to current stay-at-home restrictions and meeting room closures, some schedule adjustments may be necessary for interviews prior to the next scheduled May 12th Board meeting.

Telephone log line items were included in the Board packet.

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

Finance Committee

Joe Broda noted that assessment payments continue to arrive at a normal pace.

Maintenance Committee - Les reports that clean-up, soil preparation and planting are scheduled for late April to early May depending on weather. Balanced Environment advised that landscaping is considered a "critical activity" and expects to continue their activities. Les submitted a copy of Balanced Environment's February 13, 2020 Enhancement Proposal for Green Trails, as amended by the Maintenance Committee, with recommendation for Board approval.

Board Motion: Les Lavin motioned to approve the amended Balanced Environment's February 13, 2020 Enhancement Proposal for Green Trails, in the amount of \$15,960, plus actual time and material for watering, Peter Bakas seconded. The motion was passed by a unanimous written vote.

Les presented a copy of Balanced Environment's March 26, 2020 proposal for Integrated Pest Management, as modified by the Maintenance Committee and Balanced Environment, with recommendation for Board approval.

Board Motion: Les Lavin motioned to approve the modified Balanced Environment's March 26, 2020 Proposal for Integrated Pest Management for Green Trails Subdivision, in the amount of \$4,880, Marg Hough seconded. The motion was passed by a unanimous written vote.

A tree which fell from GTIA common area across the trail behind Carriage Hill Road and onto a Seven Bridges residential property was expeditiously removed by T&M; the removal cost was shared by the resident and GTIA.

T&M Tree Service responded to GTIA request for proposal to remove several trees in and near the GTIA nursery area. Les submitted a copy of T&M's April 9, 2020 proposal with photos of trees identified for removal and/or trimming, with recommendation for Board approval.

Board Motion: Les Lavin motioned to approve the T&M April 9, 2020 Proposal as submitted, in the amount of \$4,990, Marg Hough seconded. The motion was passed by a unanimous written vote.

Within the next few weeks, Schwartz will transplant 13 deciduous trees from the nursery; some transplants will be on private property for which the resident(s) will pay Schwartz. Betty Long is coordinating the transplant activities. It was noted while inspecting the nursery area that some mature conifer trees are suffering from disease or infestation. An arborist has been contacted to inspect and make recommendations.

Continue to pursue Cree for original order discrepancies. ComEd still working to determine new billing reductions for non-metered usage cost but unavailability of personnel has delayed resolution.

Maintenance Committee will review paving activities needed this year as weather improves.

Les sent one Letter of Education to resident regarding drainage piping within the GTIA common area, but now have a list of infractions for 12 properties discharging onto GTIA common area. Les trying to coordinate with VOL storm water engineer to establish what regulations are current.

Communication Committee – No Report.

Parks Committee – No Report.

Board Member Area Reports – None.

Adjournment

Board Motion: There being no further business, unanimous electronic responses received and recorded by 5:00pm.

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