

Minutes of the Green Trails Improvement Association Board of Directors Meeting Tuesday, November 12, 2013

Peter Bakas called the meeting to order at 7:35 PM at Kennedy Jr. High. Board members present: Peter Bakas, Lou Beccavin, Pat Coughlin-Schillo, Tony Dolinar, Linda Gilbert, Vern Goering, Marg Houg, Les Lavin, Roxanne Nagel, Michael Olson, Roger Sassen. Board members excused: Bob Klaeren, Christy McGovern. Board members absent: Bill Burlein, Don Helgeson. Management: Julie Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum: Several GTIA residents were in attendance for observation only.

Minutes of the Prior Meeting:

Minutes of the October meeting were reviewed.

Board Motion: Tony Dolinar moved to approve the October minutes, Lou Beccavin seconded. The motion was passed by a unanimous voice vote.

Treasurer's Report

Michael Olson reviewed the October Balance Sheet and Income and Expense Statement. The topic of higher fines for consecutive-year delinquent accounts was discussed.

Board Motion: Roger Sassen motioned to accept the check register expenditures of \$19,258.60 for November, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

President's Report on State of Green Trails

Assessment Overview

In 2013, the assessment was \$180 the same as 2012; total to be collected \$397,008. To date, we've collected \$390,073, leaving us with an amount of \$6,935 uncollected for current year. Adding in our uncollected from past years, admin fees and costs for filing liens, our total uncollected is \$26,086.82, which is up from last year by \$8,567.31.

Unfortunately the economy has affected our community; we've received fifteen foreclosures in 2013 as well as six hardships and two bankruptcies.

This year our replacement fund started with a balance of \$429,000. The 2014 estimated starting balance for the replacement fund is up substantially to \$825,000 due to the settlement of a couple disputes. We expect to draw down about \$90,000 on this balance during 2014.

Maintenance Overview

Our two major expenditures are Landscape Maintenance and Trail work.

Landscape Maintenance: We typically schedule 22-25 cuttings starting in mid-March and ending in November. We apply a spring and fall fertilization and will include an additional summer fertilization for the 2014 budget.

Tree maintenance: As Green Trails matures, so do our trees. The overall maintenance of the trees and brush in our common areas has been increasing steadily over the years and 2013 was no exception. We also experienced storm damage in several areas in early spring. This year we spent

just under \$26,000 for tree maintenance and removal which is attributed primarily to the maturing and subsequent dying off of old growth trees. Also included in this number is the cost of tree plantings.

Management will implement a pre-scheduled maintenance program in 2014 for problem areas experiencing an overgrowth of brush in both the spring and late summer season. This proactive approach is an effort to avoid any delays in service and ultimately, provide a safer environment for our residents utilizing the trails.

In an on-going effort to replace the dying Scotch Pines along College Road, we transplanted 48 evergreens from our very own Pine Grove which was established fourteen years ago. In addition, we planted several Swamp White Oaks in the common area. We also planted 32 deciduous tree seedlings in the Pine Grove last Spring which, when grown, will be transplanted to common areas in need. This year, as in the past, we added mulch to the new planting bed areas and around the newly planted trees along College Road. In conjunction with the tree transplanting program, we donated 14 of the 48 trees to the Park District, which they paid for to transplant, specifically targeted for the Green Trails parks, as a commitment to our partnership with the Lisle Park District. Moving forward, Ryan Jensen, certified Arborist for the Lisle Park District, will be providing us with additional seedlings for planting in our Pine Grove next spring.

This year Management developed a program to utilize the mulch produced from on-site trees which were either damaged by storms or in need of removal for other reasons. The mulch was placed on several island locations throughout the Green Trails Subdivision and, for the newly planted trees along College Road. Not only did this reduce our hauling/removal costs but, more importantly, benefited our trees and common areas with an eco-friendly solution.

Management will continue to work with our contractors to further identify and develop additional cost saving measures.

Trail Overview

Green Trails owns approximately 77,411 ft. (or 14.66 miles) of asphalt trails and 8,117 ft. (or 1.54 miles) of concrete sidewalks. In 1994, we started a replacement program which was completed in 2007 which replaced all of our original asphalt trails. In 2013, there were five areas totaling 6,760 ft. that received a two inch overlay coat of asphalt, and 521 ft. of concrete that replaced an asphalt trail. Twelve (12) trip hazards were repaired as part of an ongoing safety maintenance program. The total cost for all trail work this year was \$131,110. In 2014, we will continue doing needed repairs and certain designated areas will receive a two inch overlay as a measure to extend the life of the trail. Some of the older trails have been budgeted for replacement.

This year we also sealcoated approximately 1/3 of our trail system and crack filled as required. By doing so, we will continue to extend the life of our trail system.

Entrance areas where Green Trails signs are located

Green Trails has five major accent areas with entrance signs, which we maintain. The entry signs are well over twenty years old. A Sign Committee was formed consisting of Board Members and residents alike to create a fresh new look for our Green Trails entrances. The Committee made a recommendation of a new design for the signs that was well received by the Board and the signs are scheduled to be replaced in early 2014. We will also be enhancing the landscaping in our accent areas to compliment the new signage.

New Projects

The Maintenance Committee and Management will continue to meet and work with both the Village of Lisle and the Village Park District to ensure the Green Trails areas are maintained to their highest potential. We will focus on the 48 VOL owned islands throughout our neighborhood as well as the 14 Parks within Green Trails.

Management and the Communication Committee have been working on revamping the website and updating our Green Trails logo. We will be introducing our new logo in the December Pathfinder issue.

In Closing

This has been the first year with C&R Property as manager and the transition has gone well.

Thank you are appropriate for outgoing Board members Don Helgeson and Bill Burlein.

The Board has continued to work together in a professional and collegial manner and I thank all of the Board members for your contributions. We have kept an eye on costs while continuing to improve the look and value of Green Trails.

Election Results

Marg Hough reported the following election results:

Area A – William Swiderski	Area N – Peter Bakas
Area B – Betty Long	Area M – Linda Gilbert
Area E – Les Lavin	Area O – No Candidate
Area L – Bob Klaeren	

On behalf of the Board, Peter Bakas extended congratulations to the newly elected Board members. There are three candidates for the area currently represented by appointed directors. Management will send out a request for vote to Board members to fill this position.

Management Report

Telephone log line items were reviewed.

Management reported 48 trees/evergreens were transplanted in October. Schwarz is scheduled to apply Cloud Cover to the newly planted evergreens along College Road, week of November 11.

Illini Suburban Asphalt will complete the remaining trip hazards this month.

Management will purchase necessary holiday lights and replacement bows. Volunteer Board members will meet with Management in the College Square parking lot on Friday, November 29 at 9AM, to decorate accent areas. Rain date will be Saturday, November 30. Vern Goering suggested the use of a Zapper to energize the strings of holiday lights.

Management proposed offering residents the option to pay their annual assessments online.

Board Motion: Marg Hough motioned to accept the Management proposal to implement BluePay as an option for residents to pay their annual assessment by credit card or ACH, and each transaction will be charged a \$6.00 fee to cover the cost of this service, Roxanne Nagel seconded. Motion was passed by a show of hands vote, 10 affirmative to 1 negative.

Annual assessment invoices are scheduled to be mailed out the end of the month; BluePay should be in place by December 15.

Management sent a letter to DuPont requesting payment for the removal of the damaged trees as outlined in their agreement; to date there has been no response. In the interim, Piper's quote to remove the Imprellis damage from the tops of the damaged evergreens is \$1,295.

Board Motion: Marg Hough motioned to postpone a decision on the Piper quote until February 15, 2014 and if we have not heard from DuPont by then, proceed with the Piper trimming proposal, Michael Olson seconded. Motion was passed by a unanimous voice vote.

Management submitted a 2014 Management Agreement, with some recommended changes to Exhibit 1 that reflect current responsibilities.

Board Motion: Les Lavin motioned to approve the 2014 C&R Management Agreement and Exhibit 1 as submitted, Roger Sassen seconded. The motion was passed by a unanimous voice vote.

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

Finance Committee – Michael Olson responded to a query from new Board member Betty Long concerning the reserve funds; he then asked for final approval of the draft 2014 budget.

Board Motion: Marg Hough motioned to approve the GTIA 2014 budget as presented, Michael Olson seconded. The motion was passed by a unanimous voice vote.

Maintenance Committee – Les Lavin acknowledged and thanked the new Management team for all of their efforts in administering existing contracts and developing innovative plans for maintenance efforts going forward. Maintenance is nearing completion of the College Road replanting initiative and is now focusing on making improvements to other GTIA common areas including implementation of the new GTIA signs and upgrading the associated planting beds. Looking forward, we expect to face challenges due to increased maintenance requirements for aging trees and treating the GTIA inventory against invasive pests and plant species. Programs are being investigated to monitor and respond to these challenges including expanded diversification of new plantings and are working with the Morton Arboretum and the Lisle Park District in this regard. We are also considering adding shrubbery or tall grass as a protective buffer for the new pines and spruce trees which are being nicked by mowers or damaged by road salt. Alternatives for maintenance of the 48 islands need to be explored with the Village of Lisle as our costs are increasing. Les responded to Vern Goering's query as to how many light poles needed to be replaced, by noting that the poles still have a sufficient inventory of replacements in stock. The most recent inspection indicated very few of the existing poles appeared to be replaced and most of the existing poles can be expected to function for 10 to 12 more years. Les also responded to Roger Sassen's query about the use of solar or LED lighting, by reporting that comparative shopping with ComEd has shown that our current electricity costs are very low but that we would look to more efficient replacements when the need arises. It was noted that ComEd has been working on a grid improvement project in several Green Trails locations; Marg Hough will work with Management to prepare an informative article on this project for the Pathfinder.

Communications Committee – Marg Hough stated the committee met several times to create a list of suggested items for incorporation into the GTIA website, a copy of which was distributed to Board members. The committee also finalized logo changes for the website and the newsletter, along with a suggested form for Board bios. The consensus of the Board was for the committee to move forward with their recommendations to the webmaster.

Parks Committee – Pat Coughlin-Schillo noted that she will distribute a roster at the December board meeting for directors to sign up to attend 2014 Park District Board meetings. Marg

mentioned that the proposed cell tower locations will be presented by AT&T at the next Park District Board meeting. Peter Bakas gave a synopsis of the October Park District Board meeting; either Roger Sassen or Les Lavin will attend the November Park District Board meeting.

Nominating Committee – None

Old Business/New Business – None

Board Member Area Reports – Area I, Roger Sassen received a resident's request for the Board to discuss with the Village of Lisle possible installation of a "Child at Play" sign in various areas of Green Trails.

Adjournment

Board Motion: .There being no further business, Roger Sassen motioned to adjourn the meeting, Roxanne Nagel seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 9:15 p.m.

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