

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, December 9, 2014

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, Vern Goering, Marg Hough, Bob Klaeren, Les Lavin, Betty Long, Michael Olson, Roger Sassen, William Swiderski. Board members excused: Linda Gilbert, Christy McGovern. Management: Julie Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Election of Officers

There was no response from the candidate asked to fill Area K, which remains vacant.

Board Motion: Betty Long motioned to appoint Michael Olson to Area O, Pat Coughlin-Schillo seconded; Marg Hough motioned to appoint Linda Gilbert to Area M, William Swiderski seconded; both motions were passed by a unanimous voice vote.

Welcome back extended to Linda Gilbert, appointed to Area M and Michael Olson, appointed to Area O.

Board Motion: Peter Bakas motioned to nominate Betty Long as Board Secretary, Les Lavin seconded; Marg Hough motioned to nominate Michael Olson as Board Treasurer, Bob Klaeren seconded; Michael Olson motioned to nominate Les Lavin as Vice President, Bob Klaeren seconded; Bob Klaeren motioned to nominate Peter Bakas as Board President, Les Lavin seconded; all motions were passed by a unanimous voice vote.

Open Forum: A GTIA resident was in attendance to report a very positive response to his Pathfinder article regarding residential Ash-borer infected tree removal contractors. Upon completion of the contractor's work, about 20 of these trees will have been removed. The resident thanked the Board for their assistance in this endeavor.

Another GTIA resident was present to submit a petition signed by a number of area residents in favor of the proposed Benedictine Connector hook-up for a short stretch to the Green Trails' path system. Peter Bakas requested that the resident attempt to obtain additional signatures and input from the other residents that have homes along the connected section. In addition, the consensus of the Board was to contact the GTIA attorney for his review of the legal ramifications to GTIA of allowing such a connection. The Board indicated that it would do its best to respond in a timely manner.

Minutes of the Prior Meeting:

Minutes of the November meeting were reviewed. Betty Long requested the word "purge" in the first sentence of paragraph five in the President's Report on State of Green Trails be changed to the word "scourge".

Board Motion: Bob Klaeren moved to approve the November minutes as amended, Lou Beccavin seconded. The motion was passed by a unanimous voice vote.

Treasurer's Report

Michael Olson reviewed the November Balance Sheet and Income and Expense Statement.

Board Motion: Betty Long motioned to accept the check register expenditures of \$15,878.35 for December, Bob Klaeren seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were reviewed.

Sign installation and electric has been completed, and positive compliments have been received. Management will request that the sign vendor submit an invoice for the balance owed to be paid under this year's budget.

Management purchased red/green spotlights for each sign location, however, the spotlights are not projecting as well as expected. Consensus of the Board was to purchase additional spotlights for lighting up trees by the sign locations.

The owner of a "community library" box that is located in the common area will attend the January Board meeting to respond to the Board's demand that it be removed from the common area.

The GTIA property owner who has refused to remove a compost bin from the common area, as well as remove nuisance signage from the property will be advised in writing of fines and actions that will be taken.

Annual assessments were mailed on 11/28/14, with \$80,000 collected to date. As of 12/4/14, 15 residents paid via BluePay.

Robert Ripp & Associates letter of Engagement has been received for execution.

Management sent out two assessment and four refinance letters in November.

Management will send out seven welcome packages for sales completed in November.

Management requested Board members to review the printed information on options for spring fertilization products, as distributed to the Board in October.

William Swiderski, with assistance from Peter Bakas and Management submitted a draft "Violations and Fine Policy" for Board review. Several suggestions were made which will be included in the next draft.

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

Finance Committee – Michael Olson – no report.

Maintenance Committee – Les Lavin - no report.

Communication Committee – Marg Hough - no report

Parks Committee –Christy McGovern attended the November Park District Board meeting; Betty Long will attend the December Park District Board meeting.

Old Business/New Business – Betty Long has arranged common core documents behind Tab 1 of each Board member’s Board Binder so that all binder references in each Board member’s binder will be filed the same way. Betty also requested that copies of all GTIA contracts be included in every Board member’s binder. Betty Long submitted a working draft of a GTIA calendar and asked for further Board input.

Board Member Area Reports – None

Executive Session

Board Motion: Bob Klaeren motioned to adjourn to Executive Session, Pat Coughlin-Schillo seconded. The motion was passed by unanimous voice vote at 9:07 p.m.

Board Motion: Marg Hough motioned to adjourn from Executive Session, Michael Olson seconded. The motion was passed by unanimous voice vote at 9:38 p.m.

Board Motion: Bob Klaeren motioned to approve the C & R Property Advisors Management renewal contract as submitted, Vern Goering seconded. The motion was passed by unanimous voice vote at 9:39 p.m.

Adjournment

Board Motion: .There being no further business, Michael Olson motioned to adjourn the meeting, Bob Klaeren seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 9:40 p.m.

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