

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, February 10, 2015

President Peter Bakas called the meeting to order at 7:30 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, Christy McGovern, Michael Olson, William Swiderski. Board members excused: Linda Gilbert, Roger Sassen. Management: Julie Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum: A GTIA resident discussed the Illinois Civil Immunities for Recreational Use of Land and Water Areas Act in connection with the hook-up of the proposed Benedictine Connector to a section of the GTIA path system. The Board requested the resident to inquire of the governmental bodies involved if they would request to be added as additional insured to GTIA's insurance. The resident was also encouraged to obtain additional resident signatures, particularly those residents with properties adjacent to the proposed route through Green Trails, to the petition previously signed by a number of area residents in favor of the proposed Benedictine Connector hook-up. The Board indicated that it would continue its review, discuss the matter and respond in a timely manner.

Minutes of the Prior Meeting:

Minutes of the January meeting were reviewed.

Board Motion: Marg Hough moved to approve the January minutes, Lou Beccavin seconded. The motion was passed by a unanimous voice vote.

Treasurer's Report

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

Board Motion: Bob Klaeren motioned to move the maturing Cole Taylor CD to US Bank for an 11-month CD at .50% interest, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

Board Motion: William Swiderski motioned to accept the check register expenditures of \$10,269.84 for February, Marg Hough seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Copies of the newly amended "Violations of the Rules and Regulations" policy were provided to Board members. Peter Bakas suggested three minor changes in phraseology prior to final approval and publication.

Board Motion: Betty Long motioned to approve the amended "Violations of the Rules and Regulations" policy to include the three changes presented by Peter Bakas, with the final document to be delivered to Betty Long, GTIA Secretary, to attest to and include in GTIA Board of Directors Policies and Procedures Manual, Bob Klaeren seconded. The motion was passed by unanimous voice vote.

Management distributed copies of Balanced Environment's proposal for annuals for the five sign and several non-signage accent areas.

Board Motion: Marg Hough moved to approve the Balanced Environment proposal as submitted in the amount \$2,992.00, plus an additional amount, not-to-exceed \$200.00, for the Tyrnburly entrance accent area, Bob Klaeren seconded. The motion was passed by a unanimous voice vote.

Management distributed copies of Balanced Environment's proposal for trail clearing, dormant pruning, debris clearing and spring herbicide application.

Board Motion: William Swiderski moved to approve the Balanced Environment proposal as submitted in the amount \$3,950.00, Bob Klaeren seconded. The motion was passed by a unanimous voice vote.

Management distributed copies of Balanced Environment's proposal for Integrated Pest Management along College Road. After review and discussion, the consensus of the Board was that Management should request written assurance from the vendor clarifying that an insecticide will be used to control the Zimmerman Pine Moth, that all applications will be in accordance with manufacturers' recommendations, and that the vendor will notify Management should he see signs of other problems before proceeding to treat the same.

Management distributed copies of the GTIA Nationwide Insurance opinion letter on the proposed bike path hook-up.

Management has requested Balanced Environment to create a holiday décor plan for the signage areas.

The Kane-DuPage 2015 Conservation catalog has been submitted to Les Lavin for consideration of saplings for the nursery; orders are due by March 16th.

Management requested approval to purchase five flag poles for the sign areas; consensus of the Board was in the affirmative.

As requested by the Board, Management discussed the advantages and/or disadvantages with the turf contractor on the use of organic turf management products. The contractor advised that organic fertilizers are significantly more expensive, but in his experience he has not seen any real value in using the organic vs. the regular weed control chemicals. He will watch for developments with regard to the Board's preference for using environmentally friendly products and advise us with regard to effective turf management. During the course of the next year he will allow our turf to grow to an increased height in an effort to improve the density of the root system with the expectation that this strategy will allow for a reduction in the overall amount of fertilizer and weed control products necessary over the course of succeeding years.

A surveyor confirmed the area that is being used by a GTIA property owner for storage of a compost bin is in fact GTIA common area. Insofar as the property owner has refused to remove the compost bin from the common area they will be advised in writing of actions that will be taken under the Violations of the Rules and Regulations policy. Concerning complaints by other GTIA residents pertaining to signage issues on the same property, as it has been determined that the signage is within the property owner's boundaries, the Communications Committee will consider submitting a brief summary in the Pathfinder to explain the Board's position and limitations with regard to this issue.

The Board reviewed a GTIA resident's architectural application to keep a "community library" in the common area. A recent survey of the common area was also done to verify location and the Board will advise the resident of the findings and remedies.

Board Motion: Marg Hough moved to deny the January 19, 2015 architectural application to keep the community library in the common area, Les Lavin seconded. The motion was passed by an eleven to one voice vote.

To date, 2015 annual assessments of \$365,578.80 from 1,902 units has been collected.

Management completed three assessment letters in January.

Management will send out three welcome packages for sales completed in January.

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

Finance Committee – Michael Olson noted that resident account #AWC823 has requested approval of a monthly installment plan to pay off delinquent assessments. The consensus of the Board was to counter with a different installment plan.

Maintenance Committee – Les Lavin noted the committee will look at the Kane/DuPage catalog for saplings.

Communication Committee – Marg Hough will distribute a list of committees and request Board member input for their choice of committee assignments.

Parks Committee – Michael Olson gave a synopsis of the January Park District Board meeting; Les Lavin will attend the February Park District Board meeting in lieu of Bill Swiderski, who will then assume Les' May 25th assigned meeting date.

Old Business/New Business – Management distributed copies of the Management Performance Review Policy to the Board.

Board Motion: Bob Klaeren moved to approve the Management Performance Review Policy as submitted, Michael Olson seconded. The motion was passed by a unanimous voice vote.

Betty Long will receive final copies of the recently approved policies and distribute to the Board for inclusion in the Board members' books.

Board Member Area Reports

Area G – Vern Goering noted that his family is moving and he will be resigning from the Board.

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 9:18 p.m.

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