

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, June 9, 2015

President Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Lou Beccavin, Pat Coughlin-Schillo, Tony Dolinar, Linda Gilbert, Marg Hough, Les Lavin, Betty Long, Mark Munoz, William Swiderski. Board members excused: Bob Klaeren, Michael Olson. Board member absent: Roger Sassen. Management: excused. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum: None

Minutes of the Prior Meeting:

Minutes of the May meeting were reviewed. Marg Hough requested the deletion of the phrase “Marg Hough advised that the Park District is waiting for the engineer’s report”, in the Maintenance Committee report, page 2, paragraph 2, first sentence. Marg Hough also requested the reference to “AT&T” be replaced with “a utility”, in the Area B Area Report, page 3.

Board Motion: Marg Hough moved to approve the May minutes as amended, Betty Long seconded. The motion was passed by a unanimous voice vote.

Treasurer's Report

In Michael Olson’s absence, Peter Bakas reviewed the May Balance Sheet and Income and Expense Statement. Les Lavin suggested there should be clarification in the financial report of the difference in past due amounts as of 5/1/15 versus 6/1/15. Betty Long questioned what is Hanmi Bank on the balance sheet; Bill Swiderski noted it is mobile deposits and online banking with US Bank. Betty Long asked about the additional checks to Balanced Environment on the June check register. Les Lavin explained that as noted in the Management Report, the original GTIA mowing map, which was the basis for the Balanced Environment quote, neglected to represent areas in Woodglen for mowing. Therefore the contract price was increased an additional \$1,400 per month, but subsequently reduced to \$1,200 per month to cover this additional 5-acre area. Les noted that this constituted an extra to the original contract and that we are still paying significantly less than what was paid to the previous lawn mowing contractor, and expect to remain well within budget for this line item.. Betty commented that trimming and accent area maintenance is lagging. It was noted that the continuous rains have been a partial hindrance

Board Motion: Pat Coughlin-Schillo motioned to accept the check register expenditures of \$22,630.13 for June, Lou Beccavin seconded. Motion was passed by a unanimous voice vote.

Management Report, in Management’s absence, submitted in written format

Telephone log line items were included in the Board packet.

Management has met with two paving contractors. Unfortunately the weather has restricted their ability to fully evaluate the trails. Betty Long queried if Management contacted the Maintenance Committee Chair when they met with the paving contractors, and is there a detailed RFQ of areas to be repaired. Les noted that much of the work would be based on the evaluations of trip hazards, etc., as recently provided by the Board of Directors and which still needs to be developed. In addition, Management will conduct a survey of the entire trail system in conjunction with the paving contractor evaluation process. An “area approach” to routine trail maintenance has been developed and was used as a basis for the budget development. Added scope will result from the survey. In addition, Management is exploring trail maintenance options

which may reduce the need for costly and inconvenient turf restoration. Betty Long asked if the Balanced Environment Gator, which is to be used by Management for inspections and housed by management, is being leased or rented. Les explained there are no fees for use of the Gator, which was offered gratis from Balanced Environment.

Management asked that those Board Directors who have not completed their area inspection reports, please submit them as soon as possible.

Many large branches fell during recent storms. Management and Balanced Environment have been busy picking up and cleaning area neighborhoods.

Accent area renovations commenced June 4th, weather permitting, accent areas should be completed by June 15th.

Management reported the nursery has been mulched. Management has received calls from several neighbors to compliment the nursery and its appearance. Weed and feed was also applied to areas between the rows of trees. Betty Long acknowledged that Les Lavin had also done quite a bit of work at the nursery.

Management received two additional bids for the large tree removal at Lot 22, which backs up to Four Lakes. Management recommended the lower bid from Just for Trees, so that Balanced Environment could maintain their focus on the other projects in progress. Betty Long stated there should be copies of the bidder's Certificate of Insurance available for the record. Suggestion was made that Management approach the resident with regard to sharing the cost of removal due to questionable ownership of the tree. Peter Bakas suggested that Management has the authority to have the discussion with the neighbor and conclude the negotiation with them as quickly and effectively as possible.

Board Motion: Bill Swiderski motioned to approve the Just for Trees proposal for an expenditure of up to \$3,500 to remove the tree, Lou Beccavin seconded. Motion was passed by a voice vote of eight affirmative and one negative.

Discussions continue with the Village of Lisle regarding draining issues and surf erosion in the area of GTIA common property off Ridgewood. Marilyn Sucoe would like to meet with the two residents and Management. In a separate matter, it was noted that some residents are contesting the flood plain map as drawn up by the Army Corps of Engineers.

Les Lavin suggested that going forward a list of action items should be included at the end of each Board meeting as a means to maintain collective focus on the growing volume of ongoing activities.

Management submitted an update of the response from the resident with regard to the library box in the common area. Resident has requested a hearing. In accordance with the Violations of the Rules and Regulations policy, the hearing will be conducted with Management and three Board Directors. The consensus was that Peter Bakas, Les Lavin and Betty Long would be the three Board members.

Management noted that the compost bin has been removed from the common area near the property of an owner who had refused to remove the compost bin.

Management received notice that GTIA resident, HF1053, has expressed interest to fill one of the Board member vacancies. Board member consensus was that Management will request a brief bio/resume for Board consideration.

2015 annual assessments of \$1,015 have been received in May.

Management completed eleven assessment letters in May.

Management will send out seventeen welcome packages for sales completed in May.

GTIA auditor, Robert Ripp, has commenced their 2015 annual audit. They are currently waiting for account verification from several financial institutions.

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

Finance Committee – No report

Maintenance Committee – No additional report

Communication Committee – No report

Parks Committee –Pat Coughlin-Schillo needs two more completed evaluation forms; she will then schedule a meeting with Aaron Cerutti to review these assessments with Aaron. Bob Klaeren is scheduled to attend the June Park District Board meeting.

Nominating Committee

Board Motion: Bill Swiderski motioned to approve the appointment of Alden Snyder to fill the Board Director term until the next election in November for Area F, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

Board Motion: Betty Long motioned to approve the appointment of David Derbyshire to fill the Board Director term until the next election in November for Area K, Mark Munoz seconded. Motion was passed by a unanimous voice vote.

Old Business/New Business - None

Board Member Area Reports

Area J, Lou Beccavin, submitted his resignation as he will be moving out of Green Trails and out of state. Peter Bakas, on behalf of the Board, thanked Lou for all of his time and service to the Board and wished him well in the future.

Executive Session - None

Adjournment

Board Motion: .There being no further business, Bill Swiderski motioned to adjourn the meeting, Lou Beccavin seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:40p.m.

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