

Minutes of the Green Trails Improvement Association, Pending Board Approval Board of Directors Meeting Tuesday, July 14, 2015

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

Open Forum:

A GTIA resident submitted an enlarged map and written request in favor of the proposed Benedictine Connector hook-up for a short stretch to the Green Trails' path system.

Board Motion: Marg Hough motioned not to designate any of the GTIA trails as a public bike path, David Derbyshire seconded. Motion was passed by a majority voice vote, with 1 abstention.

Minutes of the Prior Meeting:

Minutes of the June meeting were reviewed. Betty Long requested the phrase, "complete the Board Director term", be replaced with, "fill the Board Director term until the next election in November", in the two Board Motions under Nominating Committee report on page 3.

Board Motion: Betty Long moved to approve the June minutes as amended, Marg Hough seconded. The motion was passed by a majority voice vote, with 1 abstention.

Treasurer's Report

Michael Olson reviewed the June Balance Sheet and Income and Expense Statement. Betty Long inquired as to whether insurance had gone out for bid, Peter Bakas replied in the negative.

Board Motion: Marg Hough motioned to accept the check register expenditures of \$60,828.89 for July, Bob Klaeren seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Management has met with two paving contractors. Illini Suburban Asphalt submitted their bid, bid from Murphy was received today and the third company declined to bid. Management will compare the bids and submit their recommendation to the Board. It was noted that most contractors are about 60 days behind due to weather. If necessary, the contract could be approved in a special meeting called ahead of the regular meeting in order to assure timely completion of the work.

Many large branches fell during recent storms and several large trees need to be removed; work orders have been submitted to Balanced Environment. Also, Balanced Environment will cut back overgrowth along the trails, primarily the sections which run along the periphery boundaries of Green Trails, i.e., Four Lakes, Seven Bridges, the Abbey and Huntington Ridge.

Accent and signage area renovations have been completed and a field inspection tour was held with Balanced Environment, Management and several Board members from the Maintenance Committee. Balanced Environment has been very amenable to implementing further suggestions for improvement.

Public Works and the Park District picked up some of the larger stones from the north and south College Road signs. Several boulders remain at the Naper and Green Trails areas for now. Overall, people were very pleased with the landscaping for the new signs.

Management has completed spraying of 800 tree rings with Round Up on College Road, Green Trails Drive and from Naper Road to College Road, Lexington Road, Abbeywood Road from Naper Blvd to College Road and Benedictine Parkway. The Pine Grove, Gazebo and other miscellaneous regions including accent areas have also been completed. The east section of Green Trails will be completed by the end of July, weather permitting.

A GTIA Board hearing was held on June 27th with the resident with regard to the library box in the common area. The authorized committee made recommendations to the Board to deny permission for this permanent structure in the common area.

Board Motion: Marg Hough motioned to deny the resident's architectural application and to continue with next steps under the Violations of the Rules and Regulations policy, Bob Klaeren seconded. Motion was passed by a unanimous voice vote. The resident will be advised of this decision and the requirement that the library box must be removed from the common area within seven days.

As a follow up to an action item noted in the June minutes, Management reported that the Lot 22 resident agreed to a written cost-sharing proposal with GTIA and the tree has been removed.

Management obtained three contractor bids to remediate drainage issues and surf erosion in the area of GTIA common property off Ridgewood. The Maintenance Committee reviewed the plans and proposals as submitted and made a detailed recommendation to the Board.

Board Motion: Marg Hough motioned to approve the Balanced Environment bid in the amount of \$2,997 for remediation of the drainage issues by Ridgewood Road, Tony Dolinar seconded. Motion was passed by a unanimous voice vote.

Management received notice that GTIA resident, SR2016, has expressed interest to fill one of the Board member vacancies. Management will advise this resident that all Board vacancies are currently filled but appreciate the interest.

2015 annual assessments of \$615 have been received in June.

Management completed five assessment letters in June.

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

Management reported that the Nationwide Insurance policy renewal is due by August 2, 2015; at a \$291 increase over 2014.

Management filed four release and cancellation of liens.

One lien to be filed for Violation of Rules and Regulations penalty fees in the amount of \$805.00

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

Finance Committee – Michael Olson and other Finance Committee members met in June. The committee reviewed a Fidelity Insurance Policy quote that would cover officers, management and Board Directors. The committee recommended Management obtain a revised quote with additional coverage

and present it at the next Board meeting. The Finance Committee requested that Management draft a Request For Proposal letter containing the requirements for an audit firm. The committee recommends more services are needed than what has currently been received. The committee further recommended securing an expert to update the GTIA billing system as the prior Access Program is not compatible with the newer Quicken formats. To date, Management has received two replies to eight requests submitted for such a conversion.

Maintenance Committee – Les Lavin re-iterated that Balanced Environment has a complete list of signage and accent area items, and that they have been very amenable to implementing any requested revisions. Upon inspection of the sign at St Mary Margaret, a live power connection box was noticed on the berm and needs to be protected. Management will address the matter. The GTIA Conifers at Abbeywood and College are currently over-shadowed by a resident's trees, which is impeding their growth. Management will work with the resident to address this issue. Several open areas at the north College Road sign will be covered over with grass to improve the overall look of the area and to facilitate mowing. One Conifer near the north College Road sign will be scheduled for removal and a second smaller tree in the same area will be considered for transplant to another location in the fall. Overall, mowing performance has improved significantly.

Communication Committee – Marg Hough distributed copies of the committee assignment list to Dave Derbyshire, Mark Munoz and Alden Snyder for them to review and select which committees they would prefer to serve.

Parks Committee – In Pat Coughlin-Schillo's absence, Marg Hough provided a synopsis of the June Park District Board meeting. The Park District is replacing equipment in several Green Trails parks. Pat Coughlin-Schillo is scheduled to attend the July Park District Board meeting.

Nominating Committee

Following last month's Board meeting, Management obtained a brief resume from the GTIA resident who had submitted an application to fill a Board vacancy. The Nominating Committee subsequently voted to recommend the appointment of Christopher Lotysz to fill the Area J vacancy.

Board Motion: Peter Bakas motioned to approve the appointment of Christopher Lotysz to fill the Board Director term until the next election in November for Area J, Michael Olson seconded. The motion was passed by a unanimous voice vote.

Old Business/New Business - None

Board Member Area Reports - None

Executive Session

Board Motion: Michael Olson motioned to adjourn to Executive Session, Bob Klaeren seconded. The motion was passed by unanimous voice vote at 9:22 p.m.

Board Motion: Marg Hough motioned to adjourn from Executive Session, Bob Klaeren seconded. The motion was passed by unanimous voice vote at 9:30p.m.

Board Motion: Marg Hough motioned to approve reimbursement to Management per the executive session discussion, Michael Olson seconded. The motion was passed by a unanimous voice vote.

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 9:32p.m.

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

PAGE * MERGEFORMAT 3