

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, July 12, 2016

Peter Bakas called the meeting to order at 7:35 PM at Trinity Grounds for Hope Meeting Room. Board members present: Peter Bakas, Pat Coughlin-Schillo, Tony Dolinar, Marg Hough, Bob Klaeren, Les Lavin, Betty Long, Chris Lotysz, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder. Board members excused: Linda Gilbert, William Swiderski. Management: Julie and Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum – None

Minutes of the Prior Meeting:

Minutes of the June meeting were reviewed.

Board Motion: Michael Monroe motioned to approve the June minutes, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

Michael Olson reviewed the June Balance Sheet and Income and Expense Statement. Betty Long requested the interest rates on the TCM money market account (.75%) and Republic Bank (1.15%) be included on the balance sheet in the future.

Board Motion: Betty Long motioned to accept the check register expenditures of \$42,051.98 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.

Balanced Environment completed the scheduled mulch application of the five signage locations and eight accent areas, including the Pine Grove and Gazebo; selected areas were fertilized to control the clover.

Balanced Environment completed the spring tree removal program, which consists of approximately 30 trees along College Rd., Golfview Dr., Green Trails and other miscellaneous areas. Stump grinding has been completed and seed blanket restoration has commenced, to be completed in July. Several large branches were pruned and removed due to storm damage. Management has submitted a list of 16 more trees to be removed; there could be more by August.

Approximately 1,200 tree rings were treated with RoundUp along Green Trails Dr., Lexington Rd., Abbeywood Dr. and the Gazebo; Golfview at the east side of Abbeywood still needs to be done.

Balanced Environment finished their work to weed and trim and remove stones piled up around a tree near Ridgewood Road, in the common area adjacent to WGL184.

June 2016 annual assessments of \$180 were received.

Management completed seven paid assessment letters and one refinance letter in June.

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

Management sent 39 lien notice letters to respective resident accounts, which included a copy of the June 1st lien, an updated invoice showing the new 7% interest charge and \$100 lien collection fee. Eight invoices were also processed with the 7% interest charge for respective delinquent accounts which were not assessed a lien for 2016.

Management requested approval to renew Nationwide Insurance policy.

Board Motion: Bob Klaeren motioned to approve the Nationwide Insurance annual renewal premium of \$5,451.00, a \$238 increase over the prior year premium of \$5,213.00, Marg Hough seconded. Motion was passed by a unanimous voice vote.

Management noted that the 2016 Murphy Paving and Sealcoating proposal of \$94,200.00 for sealcoating, crack sealing and overlay work does not include any trip hazard work. The GTIA 2016 budget for this work is \$102,300.00. Management so far has only identified five or six areas in need of trip hazard work, which would be approximately an additional \$500.00 each, so the total costs should still be under budget. In addition, a total of \$13,000.00 was set aside in the GTIA 2016 budget for replacement work, specifically trail section L4-2, however, upon inspection, the trail section is in very good shape with only 3 out of 60 blocks having a hairline fracture. Non-coal tar alternatives for seal coating will be used in limited areas during this year in order to evaluate the products. The consensus of the Board is to discontinue using coal tar products in the future but only after an acceptable alternative has been identified and tested.

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

Finance Committee – Michael Olson will wait to hear budget requests from the Maintenance Committee once the trail inspection has been completed and will then establish a meeting date

Maintenance Committee - Les Lavin recently did some repairs to the floor and skirting of the Gazebo but noted that the amount of repairs is increasing. Les will call a Maintenance meeting soon to develop maintenance inputs for the budget development process.

Management conducted a survey of light poles and lights to determine repair/replacement needs. Maintenance will recommend type of lights to use and will take into consideration evaluating the integrity of the in-ground feeder cables. Betty Long inquired as to whether the cost to inspect all light poles' cables is worth it as she has talked with ComEd who indicated that cables only need to be replaced on an as-needed basis. Les explained that the Maintenance Committee will include checking the integrity of the underground cable insulation prior to replacing poles/fixtures as part of the replacement plan. Management will discuss the testing matter with Volt to determine whether they have the equipment and capability to perform an evaluation. Betty queried as to whether there are many trees that will need to be trimmed based upon Management's inspection. Betty suggested an article be posted in the Pathfinder explaining to residents that they have a liability if their tree branches are overhanging the trails and impose a risk to those who use the trails

Les noted that the nursery has been mulched, the ten deciduous trees are doing nicely and he did pull out a few other dead ones. Betty Long inquired if Weed Be Gone is being used in the nursery area rather than RoundUp and Management responded in the affirmative.

Les noted that Marilyn Sucoe from Village of Lisle Storm Water Management sent a letter requesting a meeting next week to discuss alternatives to resolve a drainage issue affecting two resident properties adjacent to the Millbridge common area. Bill Swiderski, Susan Quasney, Peter Baka, Les and Management will meet with Marilyn with regard to this issue

A Maintenance Committee meeting will be scheduled for next week to discuss major maintenance work that needs to be budgeted for next year. The Gazebo, light pole replacements, trees and other issues brought up by committee members will be the primary focus of the meeting.

Communication Committee – Marg Hough stated that the Communications Committee will meet again to review the Pathfinder, the website and document retention.

Parks Committee – Pat Coughlin-Schillo met with Park District Parks Superintendent, Aaron Cerotic. Pat will send a copy of a summary of Aaron’s evaluation responses, to Management to distribute to Board members. Tony Dolinar gave a synopsis of the June Park District Board meeting. Betty Long will attend the July Park District Board meeting.

Old Business/New Business – Peter Bakas commented on the beautiful flowers at signage and accent areas.

Board Member Area Reports

Area B – Betty Long inquired if the sale of the resident’s lot on Green Trails who had requested to be sub-divided was to a private party; response was yes.

Area F – Alden Snyder inquired about a solution to a water issue in the area behind Tanglewood; the response was that an article was placed in the Pathfinder about how to drain a pool. Alden also noted that an advertisement had been posted on a Raintree Court resident’s backyard fence facing the north side of Green Trails Drive advertising a daycare on Raintree Court.

Area H – Pat Coughlin-Schillo reported a potentially dangerous sight barrier of overgrown trees at Pleasant Hill and Abbeywood.

Area J – Michael Monroe suggested another article be posted in the Pathfinder about dogs at large that should be on a leash.

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Michael Monroe seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:35 p.m.

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