

# **Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, March 14, 2017**

Peter Bakas called the meeting to order at 7:30 PM at Kennedy Jr. High School. Board members present: Peter Bakas, Pat Coughlin-Schillo, Tony Dolinar, Marg Hough, Les Lavin, Chris Lotysz, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski and John Warrington. Board members excused: Linda Gilbert, Bob Klaeren, Michael Monroe and Mark Munoz. Management: Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

**Open Forum** –None

## **Minutes of the Prior Meeting:**

Minutes of the February meeting were reviewed.

**Board Motion:** Tony Dolinar moved to approve the February minutes, William Swiderski seconded. Motion was passed by a unanimous voice vote

## **Treasurer's Report**

William Swiderski reviewed the February Balance Sheet and Income and Expense Statement. Bill noted that the First Community Financial Bank CD was renewed for 17 months @ 1.20% APY; interest of \$3,910.75 was included as part of the renewal.

**Board Motion:** Alden Snyder motioned to accept the check register expenditures of \$22,659.16 for March, Pat Coughlin-Schillo 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 demolition and removal of the Gazebo in February.

Balanced Environment cleared an area on the east side of College Road south of Abbeywood Drive, along Woodglenn Village, Unit 2, by cleaning out the underbrush, Buckthorn, Mulberry and two smaller Ash trees and pruned several Elder Box trees.

In reference to Acct #HF1030, Management received a revised payment program dated 2/17/17 per the Bankruptcy Court.

In reference to Acct#HPT024, Management received a third party call requesting an installment payment plan to pay down the delinquent account.

Management sent three Educational Notices of Non-Compliance for violation of Rules & Regulations for signage in the common area. The signage has been removed.

As of 3/9/17, 2017 annual assessments of approximately \$387,000 from 2,005 paid accounts have been collected.

Management prepared and mailed 90 certified and 1<sup>st</sup> class letters on 3/1/17 to respective residents as notification of the “Statutory Thirty (30) Day Demand Prior to Filing Lien” for payment of past due amounts. This mailing compares to 95 notices in 2016, 92 notices in 2015 and 90 notices in 2014.

On behalf of the GTIA Board of Directors, Management drafted and sent a letter to Dan Nowak of the DuPage County Division of Transportation outlining the Board's position with regard to bike access through Green Trails and the proposed regional bike trail system.

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

Management will send out two welcome packages for sales completed in February.

Management filed two Release and Cancellation of Lien forms.

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

**Finance Committee** – No report

**Maintenance Committee** Les Lavin noted that after the recent two heavy rain incidents, there did not appear to be standing water in the yard as previously observed with prior rainfalls on the Brookline property. It was also noted that the barrier along the path had been removed after the first recent rainfall. There has been no further communication since the January 30 email from Marilyn Sucoe with regard to the St. Procopius Creek floodplain remapping. In response to a Huntington Ridge resident's letter to Management suggesting installation of a connector between Naperville Park District's Ridge Park and GTIA, Peter Bakas, Tom Maschmeier, Bill Swiderski and Les inspected the area. The general consensus of the Board was to be open to the idea, but request that the Naperville Park District prepare a definitive proposal and suggested license agreement for the Board's review. Management confirmed that neither the GTIA Nationwide Insurance policy coverage nor premium would be affected should such a connector be installed. Betty Long and Les met recently to mark interior sites where Schwarz Nursery will transplant seven to eleven deciduous trees from the nursery in the early spring. Les noted that information has been received that there there appear to be new infestations approaching our area which may impact some of the Spruce trees and Boxwood shrubs. Maintenance will monitor this situation for occurrence and remedial action. Les recommended that Management order a dozen saplings from the Kane-DuPage catalog for installation in the nursery. Les asked Board members to inspect and choose from among the various stone paver samples that Management had brought to the meeting. Once the choice has been made, the contractor will proceed to order the material to be used in the next phase of the Gazebo area renovation. Before rendering a decision on size and color, the consensus of the Board was to ask Management to locate several sites that are using this type of paver so that Board members could visit and form a better idea as to the in si-tu appeal of the alternatives prior to the next Board meeting. A suggestion was made to submit a conceptual rendering of the proposed Gazebo renovation for inclusion in the Pathfinder and posting on the GTIA website.

**Communication Committee** – No Report. Bill Swiderski suggested publishing Board member email addresses; subject was referred to the Communication Committee. Bill Swiderski suggested GTIA initiate a Facebook account; subject was referred to the Communication Committee.

**Parks Committee** – Pat Coughlin-Schillo noted that Board member assignments for GTIA park

inspections would be distributed at the April Board meeting. Susan Quasney gave a synopsis of the February Park District Board meeting. Michael Olson will attend the March Park District Board meeting.

**Old Business/New Business –**

**Board Member Area Reports -**

Area A, Bill Swiderski reported the fence behind his property has been cut wide open again and requested that repairs be initiated to resolve the problem; the matter was referred to the Maintenance Committee for review and to recommend an appropriate course of action to take in this recurring matter.

Area I, Susan Quasney suggested photographs of sump pump violations should be posted in the Pathfinder.

**Adjournment**

**Board Motion:** There being no further business, Michael Olson motioned to adjourn the meeting, Susan Quasney seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:40 pm.

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