

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, April 11, 2017

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

Board Motion: Peter Bakas moved to appoint Tom Maslanka to Area M due to the resignation of Linda Gilbert who is relocating out of state, Les Lavin seconded. Motion was passed by a unanimous voice vote.

Congratulations were extended to Tom Maslanka. Congratulations were extended to Michael Olson on his recent election as a Commissioner to the Lisle Park District Board.

Open Forum –None

Minutes of the Prior Meeting:

Minutes of the March meeting were reviewed.

Board Motion: William Swiderski moved to approve the March minutes, Marg Hough seconded. Motion was passed by a unanimous voice vote

Treasurer's Report

William Swiderski reviewed the March Balance Sheet and Income and Expense Statement. Bill noted that action was needed to renew the Republic Bank CD of \$245,000 which matured 4/4/17.

Board Motion: Alden Snyder motioned to approve the renewal of the Republic Bank CD of \$245,000, for 25 months at 1.50%, Mark Munoz seconded. Motion was passed by a unanimous voice vote.

Board Motion: Michael Olson motioned to accept the check register expenditures of \$20,334.47 for April, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

Balanced Environment will commence winter cleanup of the signage locations and accent areas, weather permitting, the first and second weeks of April. Management will monitor weather conditions and rate of growth to determine the first mowing cycle; the anticipated start of lawn service is the 2nd or 3rd week of April. Schwarz is scheduled to transplant twelve deciduous trees from the nursery beginning late this week. Management will provide a location map of where the trees are to be planted.

As part of the integrated Pest Management Program for Austrian and Scotch Pines, insecticide spray for Zimmerman pine moth will be applied to trunks and branches in mid-April and sprayed at the same time with the fungicide spray for diplodia. All pines and spruces will be evaluated during treatment for signs of any additional problems. Concurrently Balanced Environment will prune as needed and Management will identify trees that need to be removed.

In reference to Acct #HF1030, Management received a revised payment program dated 2/17/17 per the Bankruptcy Court; however, as of 4/7/17, no payment received.

In reference to Acct#HPT024, Management received a third party call requesting an installment payment plan to pay down the delinquent account; as of 3/22/17, a payment received and posted.

Regarding Acct#HF1007, standing water has been reported in the resident's yard after each heavy rain. Management noted that a large recent addition to an adjacent neighbor's home might be a contributing factor to the excessive water accumulation.

Acct#WGL142 reported a severely damaged tree in the common area dangerously close to damaging the residence. Management, Les Lavin and Bill Swiderski visited the site to assess the need and urgency for attention. Balanced Environment was subsequently summoned and arrived quickly to begin removal of the tree. As Balanced Environment was in the process of securing the tree, it snapped and damaged the side of the resident's home. Management called in Paul Davis & Company to perform emergency repair the same day. Balanced Environment filed an insurance claim and permanent repairs are to be completed by mid-April.

Management distributed copies of an update as received from Marilyn Sucoe pertaining to the St. Procopius floodplain. The information is part of the Lisle Public Works effort to refine the computer model and determine actions necessary to essentially re-designate certain properties as no longer being located within the regulatory floodplain. This update included a geographic description and map detailing proposed regrading of an approximate 8 to 10 foot area for the floodplain which traverses property owned by the Lisle Park District and GTIA. In order to promote re-designations of the affected properties it will be necessary to widen an overflow path upstream of the pond to effectively lower the potential flood elevation by a small amount. All work in this regard is to be undertaken by the Lisle Public Works in the next few weeks.

JCMP & Associates will file a tax extension for GTIA and continue with the audit, which should be completed in May.

Management completed and filed the Annual Report Form to the Secretary of State in compliance with the "General Not for Profit Corporation Act".

Management ordered 10 Swamp Oaks and 2 Concolor Firs to be planted in the Pine Grove this spring from the Kane-Dupage catalog; pickup for same is April 19th.

As a result of repeated dumping of brush, sod and tree limbs within the floodplain boundaries, the Village of Lisle, per Marilyn Sucoe, is considering to post a sign referencing the Village Ordinance and subsequent fine for illegal dumping as a deterrent to this practice. Management distributed copies of the proposed signs.

Management completed twelve paid assessment letters in March.

Management will send out twelve welcome packages for sales completed in March.

Management filed three 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 reviewing a video of excessive storm water accumulation in the yard of the Brookline property, there was no clear indication as to the source and path of the discharge onto the property. The Maintenance Committee will consider allowing a berm to be placed along part of the path to ease the situation should it be determined that such an effort would alleviate the problem for this resident. Les and Susan Quasney will try to observe the

water flow during the next significant rain. In response to the request for repairs to a breach in the fencing between Four Lakes and GTIA properties, Maintenance Committee members Peter Bakas, Susan Quasney, Management and Les investigated the site and suggested three options for Board consideration: repair the breach, remove a 10 foot section of fencing where the breach has occurred, or install additional pole in the fence to effect a man way passage between the properties but which would deter vehicular traffic. After making numerous repairs to other breached sections of the same fencing, a previous Board voted to no longer incur the continued expense of making repairs of this fence. Management has obtained fence repair quotes of \$1,100 to \$1,400 for a fencing company to come out and assess repair costs to the fence, but without the addition of reinforced crossbeams. The estimate for an installation of another pole (to effect a man way) would be approximately \$500 to \$600. The consensus of the Board, was for Management to secure additional quotes for fence repairs for Board consideration.

Communication Committee – Marg Hough spoke with the GTIA webmaster who redesigned the website to include a conceptual rendering of the proposed Gazebo renovation. Marg asked Board members to proof the website at their convenience. Marg noted there was no consensus on publishing Board member email addresses. Management will survey the monthly emails they receive to ascertain if any emails pertain to attention required by individual Board members.

Parks Committee – In Pat Coughlin-Schillo's absence, Management distributed copies of Board member assignments for GTIA park inspections. Michael Olson gave a synopsis of the March Park District Board meeting. John Warrington will attend the April Park District Board meeting.

Old Business/New Business – Management inquired if Board members had visited the Unilock Design Center in Aurora which has on display the specific stone pavers under consideration for the Gazebo area in order to make a final decision on size and color. The consensus of the Board by a show of hands, seven affirmative, two negative and one abstention, was to choose the larger size Beacon Hill-Sycamore in the darker shade. Management will initiate the order with the contractor.

Board Member Area Reports -

Area F, Alden Snyder noted there is still standing water after a heavy rain in the area behind Tanglewood. Les Lavin agreed with Alden's suggestion of planting a Swamp Oak in that area to soak up some of the water.

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 8:40 pm.

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