

# **Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, June 13, 2017**

Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Tony Dolinar, Bob Klaeren, Les Lavin, Tom Maslanka, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski and John Warrington. Board members excused: Pat Coughlin-Schillo, Marg Hough, Chris Lotysz. 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 May meeting were reviewed. A correction was requested under Board members present to include Tom Maslanka.

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

## **Treasurer's Report**

William Swiderski reviewed the May Balance Sheet and Income and Expense Statement. Bill noted that the Naperville Bank & Trust CD of \$247,672.79 expired 5/22/17 and recommended moving the CD funds to Hammi Bank @1.35% for 12 months.

**Board Motion:** Michael Olson motioned to move the \$247,672.79 CD to Hammi Bank @1.35% for 12 months, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

**Board Motion:** Michael Olson motioned to accept the check register expenditures of \$40,516.73 for June, Mark Munoz seconded. Motion was passed by a unanimous voice vote.

## **Management Report**

Telephone log line items were included in the Board packet.

Balanced Environment removed several damaged trees and branches in the common area because of storm damage and saturated soil conditions.

Balanced Environment completed the scheduled spring plantings of the five signage locations and accent areas in May and these areas will be mulched, along with the Pine Grove. The Broadleaf application was completed in May; a second application will be applied where needed in late June/early July.

The Gazebo renovation began in May, and currently the seat walls, patio flooring, lighting and landscaping are 90% completed. Balanced Environment has been requested to power wash the original walkway which borders the new seating area. The Board's choice of using darker stained pavers look good.

Management completed Round Up tree ring spraying on both the east and west side of College Road and the Pine Grove. Management will continue the Round Up program by completing all

the major ring roads throughout the month of June, including the islands and former Gazebo area. Future re-spraying will be contingent on an as-needed basis.

Further to the St. Procopius floodplain an update was received from Marilyn Sucoe regarding the revised computer modeling and remapping of this area, Marilyn communicated that the Village of Lisle made some upstream modifications that should avoid any need for re-grading at the Pleasant Hill Lane residence. Additional surveying is in progress and the Letter of Map Amendment paperwork is expected to be submitted to FEMA by the end of June.

In reference to AcctsPRM035 and PRM036, a standing water issue has been identified at the rear of their properties as reported at the last Board meeting. Management presented the findings of the Board and Maintenance Committee to the residents. An owner of one of the affected properties advised that they are seeking a second opinion.

Management completed eighteen paid assessment letters in May.

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

Management prepared 34 liens for filing with the DuPage County Recorder's Office for delinquent accounts which also includes the \$100 lien collection fee as approved by the GTIA Board of Directors on April 12, 2016.

Management received the Nationwide Insurance annual renewal policy due August 2<sup>nd</sup> with a premium increase of \$700 for 2017, as compared to the 2016 premium increase over the prior year of only \$240. Management has requested clarification pertaining to this increase and will also request a re-quote citing elimination of the GTIA enclosed structure as a one basis for a lower premium cost.

The request for quote for sealcoating from Murphy Paving was received with an overall price increase of 30%. Management has questioned this increase and has gone out to bid to two other companies.

Management advised that they have been able to secure the use of a golf cart type vehicle for trail and common area inspections for a month at a cost of \$580 which is vs. previous cost of \$380 per week plus insurance. Balanced Environment has offered to pick up and return the cart gratis so that GTIA can avoid the \$229 delivery and pick-up fee.

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

**Finance Committee** – Bill Swiderski noted that this committee will begin budget review and 2018 proposals in another month or two after assessing Maintenance Committee requirements.

**Maintenance Committee** - Les Lavin reported GTIA had planted a Swamp White Oak in the common area near the intersection of Carriage Hill Road and Green Trails Drive but it did not take. A Cypress tree was suggested as a replacement but that would probably not work either as the surrounding soil is too wet, consequently we will not replant anything in this area. Les expressed his appreciation to Betty Long who brought fifty gallons of water to assist with sustaining transplanted trees during the recent heat spell. During discussions it was also suggested that the Board needs to complete an evaluation of the lights and poles. Peter Bakas also mentioned that a joint Maintenance/Finance Committee meeting needs to be scheduled in July to begin the 2018 budget development process.

**Communication Committee** – In Marg Hough’s absence, Bill Swiderski commented that he will ask Marg to schedule a Communications Committee meeting to evaluate the value of continued publication of The Pathfinder newsletter. Tom Maslanka offered to volunteer for three GTIA committees: Communications, Maintenance and Nominating Committees.

**Parks Committee** – In Pat Coughlin-Schillo’s absence, Michael Olson and Les Lavin gave a synopsis of the May Park District Board meeting. Alden Snyder will attend the June Park District Board meeting.

**Old Business/New Business** – Handicap ramps being installed near applicable resident site.

**Board Member Area Reports** –

G – Mark Munoz – Reported excessive clover everywhere in his area.

J – Michael Monroe – Suggested the Board increase communications to homeowners regarding permits pertaining to remodeling, architectural guidelines for landscaping and modifications to existing swales. Avenues of communication suggested were in the Pathfinder, in the Village of Lisle newsletter, in new member packets and on the website.

**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 8:45 pm.

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