

# **Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, July 11, 2017**

Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Marg Hough, Chris Lotysz, Tom Maslanka, Michael Monroe, Mark Munoz, Michael Olson, Susan Quasney, Alden Snyder, William Swiderski and John Warrington. Board members excused: Pat Coughlin-Schillo, Tony Dolinar, Bob Klaeren, Les Lavin. 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:** Alden Snyder moved to approve the June minutes, William Swiderski seconded. Motion was passed by a majority voice vote, with one abstention.

## **Treasurer's Report**

William Swiderski reviewed the June Balance Sheet and Income and Expense Statement. Bill noted that the expired Naperville Bank & Trust CD funds of \$247,673 were moved to Hammi Bank @1.35% for 12 months.

**Board Motion:** Michael Olson motioned to accept the revised check register expenditures of \$68,059.49 for July, 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 three diseased trees throughout the common area. Many of the White Ash trees have become diseased over the past few years and this disease now seems to be moving on to the Silver Ash trees. Several more trees have been added to the fall tree removal list.

Balanced Environment completed the scheduled mulch application of the five signage locations and eight accent areas, including the Pine Grove and former Gazebo area. The second Broadleaf application has not yet been applied.

The Gazebo renovation including the seat walls, patio flooring and lighting is completed. The landscaping is fully installed after replacing some of the weather-distressed flowers.

Management completed Round Up tree ring spraying along Green Trails Drive, Lexington Road, Abbeywood Drive to the west and the former Gazebo area.

Management prepared and sent 34 Lien Notice Letters to respective resident accounts which included a copy of the lien and an updated invoice reflecting a 7% interest charge and subsequent lien filing penalties.

Upon review of our Nationwide Insurance annual renewal policy in reference to removal of the Gazebo structure, and GTIA's performance history, our agent, Bob Matia, has agreed to a 30% discount which will reduce the quoted premium from \$5,212 to \$4,057. Commercial Umbrella coverage will remain the same at \$925. The total 2027-2018 premium of \$4,982 represents a savings of \$1,155 from original quote of \$6,132; and a \$469 savings from the 2016 premium. Management did request another insurance vendor quote, but it has not been received.

As previously reported, due to a substantial 30% increase in paving costs for sealcoating from Murphy Paving, Management went out to bid to several other companies. Quotes from J&R Asphalt, Inc. and Commercial Asphalt Group are being prepared and should be received within a few days.

Management received and completed the annual IHG Fidelity Bond for Community Associations.

Management attended the July 10<sup>th</sup> Village of Lisle Board meeting to learn more about a resident's request for a three-way Stop sign to be installed at Hickory and Abbeywood, east of Benedictine.

Management completed nine paid assessment letters in June.

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

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

**Finance Committee** – Bill Swiderski re-iterated that this committee will begin their budget review and 2018 proposals after assessing Maintenance Committee requirements.

**Maintenance Committee** - In Les Lavin's absence, Peter Bakas and Tom Maschmeier reported that the Maintenance Committee will meet after Les returns from vacation in approximately two weeks. Management noted that they are communicating with the Lisle Park District on light pole assessment and projected Com Ed rebates on replacement light bulbs

**Communication Committee** – Marg Hough reported that the Communications Committee is scheduled to convene tomorrow evening to evaluate the value of continued publication of The Pathfinder newsletter.

**Parks Committee** – In Pat Coughlin-Schillo's absence, Michael Olson and Alden Snyder gave a synopsis of the June Park District Board meeting. Mike Monroe will attend the July Park District Board meeting.

**Old Business/New Business – None**

**Board Member Area Reports –**

B – Chris Lotysz noted that some area residents had inquired about the possibility of GTIA ever building a GTIA pool.

**Adjournment**

***Board Motion:*** There being no further business, Michael Olson motioned to adjourn the meeting, John Warrington seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 8:00 pm.

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