

# **Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, December 14, 2021**

Peter Bakas called the meeting to order at 7:00 p.m. at Trinity Grounds For Hope including virtual access. Board members present: Peter Bakas, Joe Broda, Pat Coughlin-Schillo, Jevon Knowles, Les Lavin, Michael Olson, Alden Snyder, Liz Sullivan, Karen Svarek and John Warrington. Board members participating via teleconference: Greg Athas, Bob Klaeren, George O'Hare and Pavel Snopok. Board member excused: Gary Ledvora. Administrative Assistant: Brenda Pung. Paula Gleason was Recording Secretary. A quorum was available.

**Open Forum** – A Green Trails resident listened in via teleconference,

## **Minutes of the Prior Meeting**

Minutes of the November meeting were presented for review.

**Board Motion:** Bob Klaeren motioned to approve the November meeting minutes, Liz Sullivan seconded. Motion was passed by a unanimous voice vote.

## **Appointment of Board Members**

Congratulations and welcome were extended to elected director Karen Svarek Area G.

Nominating Committee Chair Alden Snyder recommended appointments of Greg Athas to Area M and Michael Olson to Area O.

**Board Motion:** Bob Klaeren motioned to appoint Greg Athas to Area M and Michael Olson to Area O, Joe Broda seconded; motion passed by a unanimous voice vote. Congratulations were extended to appointees.

## **Election of Officers**

**Board Motion:** Les Lavin motioned to nominate Peter Bakas as Board President, Alden Snyder seconded; Peter Bakas motioned to nominate Les Lavin as Vice President, Joe Broda seconded; Peter Bakas motioned to nominate Joe Broda as Board Treasurer, Bob Klaeren seconded; John Warrington motioned to nominate Bob Klaeren as Board Secretary, Pat Coughlin-Schillo seconded; all motions were passed by a unanimous voice vote.

## **Treasurer's Report**

Joe Broda reviewed the November Balance Sheet and Income and Expense Statement.

As of November 1<sup>st</sup> the delinquent amount was \$34,007.51 consisting of 23 accounts. Two payments in full and two partial payments were received for a total of \$2,098. We also added interest of \$421.75 to 18 accounts and attorney fees of \$162.50 to one account, for a total delinquent balance of \$32,492.76 representing 21 accounts as of November 30, 2021.

**Board Motion:** Jevon Knowles motioned to approve the amended check register expenditures presented of \$36,602.99 for December, Bob Klaeren seconded. Motion was passed by a unanimous voice vote.

## **Administrative Report**

Financial reports for November 30, 2021 were included. During the period of 11/6-12/10 there were 8 assessment letter requests and 2 refinance requests. A November list of 8 closings was included. Two past due accounts were paid in full and in process of being released. Nine violation education letters were sent November 22<sup>nd</sup> to respective residents. Three residents responded.

A homeowner (HO) will work to remove woodpile from the common area but requested additional time. HO will make sure the trampoline is within the property lines.

Another HO submitted an Architectural Control Improvement form today and has moved their trampoline back 25 feet.

**Board Motion:** Les Lavin motioned to approve the Architectural form as submitted, with a disclaimer added that this approval is provisional and not permanent, Pat Coughlin-Schillo seconded. The motion was passed by a unanimous voice vote.

A third HO submitted an Architectural Control Improvement form regarding plantings installed by a homeowner and an elevated planting area installed by prior owner that he would like to keep intact; part of the elevated planting area timbers is on common area.

**Board Motion:** Les Lavin motioned to approve the Architectural form as submitted. After discussion, the Board approved with a caveat that the HO maintains the garden, timbers will be removed from the common area, and disclaimer be added that this approval is provisional and subject to continuing Board review and approval, Pat Coughlin-Schillo seconded. The motion was passed by a unanimous voice vote.

Consensus of the Board is to permanently amend the Architectural Control Improvement form to include language to the effect that approval is provisional and subject to continuing Board review and approval. It was also recommended to attach any approved Architectural Control Improvement form to paid assessment letters to ensure that the new owner is cognizant of the terms of the approved form.

Hickory Grove and Egerman Woods Forest Preserve restoration is scheduled to begin this winter.

On November 23<sup>rd</sup>, 2,037 assessment invoices were sent to residents from Allegra. An additional 40 special handling invoices were mailed from the GTIA office. As of December 10<sup>th</sup>, \$101,112 assessment payments were collected for 562 accounts. Daily call logs were provided to the Board. An updated Board member contact roster was included.

#### **Finance Committee**

Collection update: in August we had 46 past due accounts; to date we had 14 accounts paid in full and 3 accounts entered into payment plans. As of today, there are 19 past due accounts and 3 of those are on a payment plan bringing the total delinquent balance down to \$31,500.

#### **Maintenance Committee**

G&G completed installation of the Telluride retaining wall. There are other concerns in areas adjacent to the wall: a berm installed within the common area which causes water to accumulate on the trail; structural encroachments onto the common area; and fruit dropping from Osage orange trees onto the trail. Prior to the next Board meeting, Les will obtain a T&M proposal to remove some of the Osage orange trees and other growth affecting safe passage along the trail.

G. Allen Moore installed the seasonal decorations at four signage areas.

R&D will be unable to transplant trees until next year.

Volt has repaired and sealed most (7/10) light poles under the current work order. Maintenance/Management will evaluate the effectiveness of the repairs in the spring.

Maintenance/Management will discuss development of a formal agreement for future mowing with the Village of Lisle.

Four replacement fixtures have been acquired from GEXPO/Cree, but no others will be available. One more light is under investigation by Volt. Maintenance/Management will address the contract warranty matter over the winter.

There have been no further calls regarding LP#128.

Balanced Environment will submit a proposal on signage and accent area planting selections for 2022 within the next 2-3 months.

Next actions regarding the Breckenridge/Vail water detention are under consideration; no further actions are anticipated until early 2022.

### **Communication Committee**

Peter recommended formalization of the name change for this committee to Communication/Technology Committee. The consensus was to accept the revised committee name change.

Pavel Snopok noted that the committee met again with Aurora University and recommends going forward with the Wordpress application. The committee will begin moving with this platform and will continue to use the current security performance package to host the site.

**Parks Committee** – Pat garnered volunteers for the 2022 Park District meetings scheduled on the third Thursday of every month at 7:00 PM and will subsequently submit the printed roster to Board members. Peter Bakas reported there were no GTIA issues discussed at the November Park District Board meeting, however, Peter did express his appreciation to the LPD Board for the cooperative interaction of the Lisle Park District with GTIA and particularly complimented Dan Garvy and Aaron Cerutti for the great working relationship. George O’Hare will attend the December Park District Board meeting.

**Board Member Area Reports** – Several Board members reported receiving complimentary comments from their area residents for the holiday decorations. Peter noted that his wife said these were the best GTIA holiday decorations to her memory.

### **Executive Session to Discuss Litigation**

**Board Motion:** Les Lavin motioned to move to Executive Session, Joe Broda seconded. The motion was passed by a unanimous voice vote at 8:13pm. Motion to exit the executive session by Joe Broda, Pat Coughlin-Schillo seconded, the motion was passed by a unanimous voice vote at 8:15pm. The regular Board meeting reconvened.

### **Adjournment**

**Board Motion:** There being no further business, Michael Olson motioned to adjourn the meeting, Jevon Knowles seconded. The motion was passed by a unanimous voice vote, the meeting was adjourned at 8:16 p.m.

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