

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, April 12, 2022

Peter Bakas called the meeting to order at 7:05 p.m. at Trinity Grounds For Hope including virtual access. Board members participating: Greg Athas, Peter Bakas, Joe Broda, Pat Coughlin-Schillo, Jevon Knowles, Les Lavin, Gary Ledvora, George O'Hare, Pavel Snopok, Alden Snyder, Liz Sullivan, Karen Szarek and John Warrington. Board members excused: Bob Klaeren and Michael Olson. Management: Brenda Pung d/b/a BL Management Properties. Paula Gleason was Recording Secretary. A quorum was available.

Open Forum

A Green Trails resident was in attendance to express appreciation for the work being completed in Egermann Woods. The resident praised GTIA for removal of invasive species in several areas; also offering any assistance he could provide in that process and potentially setting up a work team between his group and GTIA/GTIA residents.

Five Tall Oaks Green Trails residents were in attendance to present facts and objections to the recent installation of a stockade fence in Tall Oaks in violation of their Declaration of Covenants. Peter Bakas expressed the Board's understanding of the residents' objections but explained that GTIA has no authority over activities taking place within private property.

Minutes of the Prior Meeting

Minutes of the March meeting were presented for review.

Board Motion: Liz Sullivan motioned to approve the March meeting minutes, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

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

As of March 1st, the delinquent amount was \$46,292.56 consisting of 97 accounts. One payment in full and two partial payments were received for a total of \$960.10. The \$20 admin fee was waived on 12 accounts, totaling \$240. We received \$11,055.90 in payments, which brings our delinquent amount balance to \$34,036.56 representing 42 accounts.

Board Motion: Gary Ledvora motioned to approve the amended check register expenditures presented of \$27,695.65 for April, Pavel Snopok seconded. Motion was passed by a unanimous voice vote.

GTIA went out for quotes for our \$1.5 million Fidelity Bond. Hartford and Nationwide declined to bid due to size, however, Travelers submitted a one-year proposal in the amount of \$1,804, effective April 1, 2022 to April 1, 2023 contingent on 8 days after payment.

Board Motion: Gary Ledvora motioned to approve the Travelers proposal in an amount not to exceed \$2,000.00 amended to cover days between April 1st and receipt of payment, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

Management Report

After Peter congratulated and welcomed Brenda as the new managing agent for GTIA, Brenda expressed her appreciation and said she was looking forward to serving the Board and residents. Financial reports for March 31, 2022 were included. During the period of 3/05-4/08, there were eleven assessment letter requests and two refinance requests. A March list of ten closings was included. Welcome letters are being sent to new owners relevant to annual assessments and general GTIA information. Lien release is in process of being recorded and removed from one past due account.

Management is finalizing with the Maintenance Committee the scope of trail work to be done and will present to the Board at the May meeting.

Now that the new management contract has been approved, Management will submit a Change of Registered Agent form to the Secretary of State. After the registered agent is changed, Management will file the GTIA Annual Report with Secretary of State.

R&D removed 4 small pine trees in the common area (CA) that were too close to the path, at no cost to GTIA; 3 along Green Trails Drive and 1 along path behind Alta Court.

G&G began the first application of fertilizer in areas which were not excessively wet. Weather permitting, they will begin mowing next week.

A homeowner submitted an Architectural Control Improvement Application (ACIA) to plant 2 native trees (at her expense and she will take care of watering the trees) where GTIA recently removed 2 dead trees from the CA in this location.

Board Motion: Alden Snyder motioned to approve the Holly Court ACIA as submitted, Jevon Knowles seconded. Motion was passed by a unanimous voice vote.

Final email notices were sent on 3/15/22 to all unpaid accounts stating they had until March 31st to submit payment prior to a lien being filed on their property. As of April 8th, \$390,353.31 assessment payments were collected for 2,036 accounts.

Daily call logs were provided to the Board; calls are now more related to maintenance issues.

Finance Committee

Joe Broda noted that all delinquent account files will be turned over to Brenda. Brenda will be added as a signatory for GTIA checks.

Maintenance Committee

T&M completed March Board-approved tree removals.

T&M completed a tree removal, due to extensive Diplodia infestation, near the southwest corner of Abbeywood and College Road.

T&M submitted a proposal, as requested, to remove two dead trees within the CA.

Board Motion: Joe Broda motioned to approve the T&M proposal of \$925, plus \$600 to cover any unscheduled small work orders, in the amount of \$1,525, Pat Coughlin-Schillo seconded. Motion was passed by a unanimous voice vote.

R&D submitted their proposal to complete drainage/restoration work behind Telluride Court and to brush cut the area behind Sun Valley adjacent to Egermann Woods.

Board Motion: Karen Szarek motioned to approve the R&D proposal of \$3,200, plus \$500 for additional ground cover, in the amount of \$3,700, Pavel Snopok seconded. Motion was passed by a unanimous voice vote.

R&D provided a proposal to remove overgrowth and address a drainage issue on the CA behind Shorewood Ct.

Board Motion: Joe Broda motioned to approve the R&D proposal of \$980, Alden Snyder seconded. Motion was passed by a unanimous voice vote.

Maintenance and Management will continue to follow up on the “open” violations as weather permits.

Maintenance recommends publication of an article in the Pathfinder and on the GTIA website regarding the increasing number of drainage issues on GTIA CA.

Tulips were not planted at the signage areas last fall, but a significant number of plants are emerging from previously planted bulbs.

There have been a few reported instances of messages and “artwork” being chalked and/or painted on the trails. Management has followed up on the same.

There has been no response to repeated communications to GEXPRO/Cree that GTIA would accept “modified” replacement fixtures. Les Lavin will follow up with their Vice-President.

Les complimented Brenda for her detailed efficiency in handling Maintenance issues.

Communication/Technology Committee

Liz Sullivan confirmed that the committee held another Zoom call to review the website. The committee will prepare a Zoom demo to send to the Board for their review and to present at the next Board meeting.

Parks Committee

Pat Coughlin-Schillo requested Pavel Snopok to give a synopsis of the March Park District Board meeting. John Warrington will attend the April Park District Board meeting.

Board Member Area Reports

Area B –George O’Hare confirmed reports of objections to a blockade fence in Tall Oaks.

Area E -Les Lavin reported complaints from homeowners about VOL allowing back yard chicken coops.

Executive Session - None

Adjournment

Board Motion: There being no further business, Alden Snyder motioned to adjourn the meeting, Liz Sullivan seconded. The motion was passed by a unanimous voice vote, the meeting was adjourned at 8:30 p.m.

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