

Summary of January 15, 2013 Glenabby Association Board Meeting.

1. Minutes for November meeting were amended and approved.
2. Treasurer's report—Numerous questions about new US Bank accounting methods were asked. There were some concerns about procedures for entering credit for payment of dues. Jerri said she would bring answers back to us at the Feb. meeting.

Old Business:

1. Ameriscape bill for \$400 for tree pruning was discussed. Association contracts with Ameriscape were reviewed. We pay for services in the contract as they are performed and not as an annual lump sum. The bill is part of our contract and will be paid. The pruning was for the tall grasses and shrubs.
2. Summary of e-mail rule violations sent and a registered letter sent to the Medors was presented. All are now in compliance.
3. A discussion was held concerning the Epp's suggestion that the association should install heater coils in all the quad's gutters. The Board agreed that this would do little to prevent "Ice Damming". It would only help keep large icicles from forming on our gutters. Such a project is not general maintenance and not Board responsibility. The Board voted to reject the Epp's suggestion and Len agreed to write up a Board policy to include information about how Ice Dams actually form and a procedure/guidelines for any unit owner to follow if they should choose to install them. All such plans must be Board approved. One unit owner already has been given permission and was contacted after the meeting and was told that a new policy was forthcoming.
4. Jerri handed over to Dave the Unit Owner's Information forms that have been returned. We have about 30 missing forms. A second mailing to the missing Unit Owners has been sent.
5. The Ring has been installed at the pond and looks great.

New Business:

1. Quotes from Hill Blacktop for the installation of "Speed Bumps" was presented and discussed. A vote was not taken but the majority felt we have little choice. Dave suggested that Kim Hill be contacted about coming to our Feb. Board Meeting to discuss the project and the addition of new tile drainage system at three locations on the main loop. Dave will try and set it up.
2. A further discussion about the use of generators in garages/driveway areas of units was held. Len agreed to meet with Lowell Windon to form a policy for such use for the Board to consider. It was agreed that large gas run permanent generators installed on any portion of a quad's exterior would not be acceptable. They are best in "Free Standing" condos or in private homes. Jerri said this is the case with at least one of her clients.
3. We passed our Fire inspections and are set until next December.
4. Permission was granted to Dave to seek a legal opinion/advice about the best legal method for capping the number of rental units. We now have 4 and Dave suggested that no more than 5 when all units have been built. The original Decs. and By-laws which allows for an unlimited number will have to be amended by a 75% vote of our unit owners at our semiannual Unit Owners/Association Meeting in April. Dave will ask Bill Kepko to write the amendment.

Next Board meeting is Feb. 19, at 1:30. The General meeting was set for April 16 at 7:00 pm.

Submitted by Dave Parshall, a humble stand in for our great Secretary Harry Paulino.

From: "Harry Paulino" <hpaulino@insight.rr.com>
Subject: **Glenabby Board Minutes**
Date: March 16, 2013 1:36:55 PM EDT
To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>
▶ 1 Attachment, 4.1 KB

GLENABBY CONDO ASSN. BOARD MINUTES
Feb. 19, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present; Jerri Gaddis attended for Case Bowen.

By agreement, the order of business was suspended to hear from Kim Hill, Hills Blacktop. She described her review of the premises Oct. 12, 2012 and we looked over the maps and pictures prepared by Dave, with regard to drainage problem areas (bleached and crumbling). Kim's recommendations: first eliminate the water problems; place perforated tile in the green lawn areas to run off water into the street catch basins. Discussion about doing it "piece-meal" to stay within budgeted amount of \$9300.00. Dave: do potholes first (major roadway areas); then street catch basin collars. Kim again suggested resolving drainage problems first. Dave said we could use the Reserve Fund for major projects and capital improvements. Kim will do an estimate for us: 5 catch basin collars; 4 rows of tile; pot holes and the mail box area. Matter of speed bumps? Kim to do estimate for 5 speed bumps. We will have a "walk-through" on March 12th at 2:30 p.m.

Regular order of business resumed at 2 p.m. Minutes of the January 2013 meeting were read, motion to approve, seconded, carried.

Len, Treasurer, balance in checking account on Jan. 31, 2013 is \$16,120.30; Money Market Savings is \$130,474.24. All other items on our financial reports look to be in order.

Dave reported that many of the owner information requests were not returned, but now only missing are Ron Young and Gautam/Sunitha couple. A discussion about ice dams and heater coils in the gutters, Len reported there are too many variables. We can submit a letter to unit owners, but they will need Board Approval to do a heater coil. Next a discussion about the use of generators to supply electric during storm power outages. We will establish a policy for the use of mobile units. Windom had Jess Howard re-wire his panel to supply electric to his refrigerator and other necessary appliances. It is too expensive to use natural gas generators.

New Business: Kepko's opinion on regulating number of rental units, he opined we need 100% to change the declarations. Jerri disagreed, 75% required. We will defer this issue.

Our General Membership Meeting will be April 23 at 7 p.m. Jerri will notice all.

Glen Beck inquired about Bluebird boxes. Some discussion. To be deferred.

Main's water meter not working. Unit owner is responsible. Case-Bowen will look into this problem and contact Guardian also to assist him.

General meeting adjourned at 2:55 p.m.

Harry Paulino, Secy.

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From: "Harry Paulino" <hpaulino@insight.rr.com>

Subject: **Glenabby Board Minutes**

Date: April 15, 2013 11:35:02 AM EDT

To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>

▶ 1 Attachment, 4.1 KB

GLENABBY CONDO ASSN. BOARD MINUTES

March 19, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present [Dave Parshall, Len Pavuk, Harry Paulino, Sharon McDevitt and Paulette Gentry]. Jerri Gaddis attended for Case Bowen.

Minutes of the February 19, 2013 meeting were read, motion to approve, Len, seconded by Sharon, carried.

Len, Treasurer, checking account end of Feb., \$17,461.34; Money Market Savings is \$131,935.26. Water meter readings: 6 appear unoccupied; no reading yet for Mains (new owner); several meters are blocked by foliage. Should we switch companies? Paul Caudill has an issue with payment of one water bill. IRS 2012 tax returns mailed by Rogers & Co., CPAs, with a \$40.00 net loss. Jerri added an IRS issue: Regulation that excess income may be taxable; thus we should, at every annual meeting, have the Treasurer move: "I move that the net income at the end of fiscal year 20__ be applied to the 20__ fiscal year's budget so it is not considered taxable income per IRS Revenue Ruling 7-604, 1970-29." Jerri added: Karen Musley has replaced Lynn Ehrlich to do financial reports generated by Case-Bowen.

Hill Blacktop, Inc. did a "walk-through", \$19,860 estimate for roadway work. Len: \$6,000 for cement collars around sewer roadway drains seems excessive, check out what Carina charges. Discussion whether Rockford will contribute to street repair. Jerri mentioned several asphalt companies, M & D Asphalt, for one. Dave: need for speed bumps. Jerri to send specs to M & D Asphalt for another bid.

Annual Meeting is April 23rd. Subjects: election of two Board Members (terms for Sharon McDevitt and Harry Paulino, elected at first transition meeting for two years, expire now.) Discussion to be held of project planning for spring and summer: road repairs and speed bumps; reseeding of more dead areas; and painting and repair of fences and wood trim. See what results we have from our re-seeding last fall. Information was mailed out about ice dam issues. Len: we have a generator policy now, but to be published when the issue arises.

Mr. McGiffin and others are setting up a garage sale for May 18th. Moved by Paulino, seconded by Sharon, to reimburse him \$55.00 for advertising in Suburban newspapers. Carried.

Under New Business: landscape matters: Ameriscape removed our snow stakes; They are not in that company's contract, so we will do our own snowstaking. Discussion about proper lawn treatments now, pre-emergent or what? Need pruning and grub control. Len noted that the proposal of \$18,000 does not seem to be out of line, \$327/unit is reasonable.

Other items: Janice Carter has a cracked window. She has ordered whole new window from Ame

Window Company, rather than just replacing glass. Only three new units have been sold. Rockport is to start another quad, with one quad remain to be built after that.

Meeting adjourned, Next Board Meeting, April 19, 2013.

Harry Paulino, Recording Secretary.

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From: "Harry Paulino" <hpaulino@insight.rr.com>

Subject: **Glenabby Board Minutes**

Date: May 18, 2013 2:57:27 PM EDT

To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>

1 Attachment, 4.1 KB

GLENABBY CONDO ASSN. BOARD MINUTES

April 16, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present [Dave Parshall, Len Pavuk, Harry Paulino, Sharon McDevitt and Paulette Gentry]. Jerri Gaddis attended for Case Bowen.

Minutes of the March 19, 2013 meeting were read, Len moved to approve; seconded by Paulette, motion carried.

Len, Treasurer, checking account end of April, ^{March} \$21,528.18; Money Market Savings, \$133,396.91. All monthly dues are current. Water meter readings: Mains has a new meter which is not moving; Tsang is out of town; Young's meter has not moved; those delinquent in payments are all water related. Paul Caudill's missing payment is still an open issue, he states he has paid but we do not show it is received; several are in arrears two months; two arrearages under \$1.00 should be expunged. Jerri will telephone those in arrears that they are ineligible to vote at annual meeting.

Dave explained the voting procedure, to call names and issue ballots to those present and those with proxies. He will appoint three persons to tabulate the ballots. Len asked about a tie situation; draw lots.

Next discussion regarding the motion to be made regarding the IRS ruling about excess funds. Dave has discussed this with accountants; this is IRS Revenue Ruling 70-604, 1970-29, Internal Revenue Code section 118. Our fiscal tax year is same as the calendar year. Dave suggests we have a Financial Standing Committee. Len stated at our annual meeting he would also comment on our budget: for expenses, we budgeted \$80,125, but actually spent \$90,805. For 2012, over budget by \$10,680, with some extraordinary expenditures, gas line grounding, concrete work and some landscaping which were in the Transition Study and had to be done; all expenses were paid out of operating checking account, not our Reserve Fund.

Agenda for our Annual Meeting: we have four candidates for the Board, with more proxies this year. Len will read the IRS-required Motion. Seven patio fences need repair, paint slats and install metal collars. Report by Social Committee, followed by Questions and Answer session.

Is Medor's tenant in a patio violation? Question also about use of large, round fire pits?

Regarding black top repair, M & D proposal is higher than Hill's. Board agreed to accept Hill's. Tim House will install the seven concrete collars, the three worst to be done now. Install four speed bumps this year. We need a revised price list from Hill.

Len moved that Carina Construction be hired to do the seven collars and Hills to do the speed bumps and drainage issues; patch work in front of Lehman and other collars associated with the drainage issues.

Sharon and Paulette seconded the motion. All in favor, carried.

We should request Carina to repair the concrete work it did at Albertson's; have Rocky Fork reseed the areas, and seed the area between Paulino & Guthoff units. Should we do a weed control at time of mulching? We cannot use a pre-emergent (crab grass control) if we are to re-seed.

Sharon requests Board Approval to replace all windows with Rosati; appearance is same as existing. Dave moved to accept the request, Paulette seconded, motion carried. Her request to add edging bricks and mulch in front of her patio was approved, Paulette moved acceptance, Paulino seconded, motion carried.

Dave Smith requested authority to plant Mugo or other low evergreens, replace Hydrangea with Alberta Spruce; Dave will ask Smith to clarify his request for more specifics.

Allen asked to remove her Barberries, install brick edging. We do not suggest Peonies; Red Sedum would be acceptable. Sharon is to ask for some clarification of this request.

We will have a "walk-through" on May 14th and our regular meeting on May 21st. Len has a bill to submit to Jerri.

Dave Parshall moved to accept the Ameriscape contract for \$18,000.00. Sharon seconded the motion, upon vote, motion carried. Meeting was then adjourned.

Harry Paulino, Recording Secretary.

GLENABBY CONDO ASSN. BOARD MINUTES
May 21, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present [Dave Parshall, Len Pavuk, Harry Paulino, Sharon McDevitt and Paulette Gentry]. Jerri Gaddis attended for Case Bowen.

Minutes of the April 16, 2013 meeting were read, Dave moved to approve; seconded by Sharon, motion carried. Len moved, Paulette seconded, approve Executive Session, carried. Paulette moved to approve May 14, 2013 "walk-thru" minutes, Sharon 2nd, carried.

Len, Treasurer, checking account end of April, \$24,139.78; Money Market Savings, \$134,858.44, total \$158,998.22. Monthly dues are current. Water meter readings: issues with bills of four units, Case to notify. Hill's contract, issues to be clarified: Work not able to be completed, we will not be billed; holes and trenches to be backfilled at end of day; Ohio utility lines are to be marked (Ohio Utilities Property Service); we need a week's notice prior to construction on site; we have no fiber-optic lines on premises; we will paint the speed bumps. Len moved approval of a "Speed Bump" warning sign, Harry seconded, motion carried. Jerri is to order sign from Peachtree Company. Carina Construction (Tim House) will begin installing concrete collars around street storm drains, Tuesday, May 28th; he needs water to cool asphalt-cutting saw on first day (make arrangements with nearby unit owners); next day jack hammer and remove asphalt, prep area and pour concrete.

Dave then summarized the "walk-through" of May 14th. Paint garage door moldings; we need estimate from John. Three patio fences need painting.

Violations noted:

Mohre, Eric and Mother removed Iris and new boxwoods, needs to be resolved;
Sandy has more items;
White, sunlites along walkway;
Barb, Buckeye post, should be game day only;
Carole Doran, remove table on drive; dead Inkberries;
Jaeger, Rockford promised him an unimpaired view; he wants some White Pines, we cannot do this; he should submit a plan; one-half of his electrical outlets are not working, perhaps damaged by flood waters while under Rockford construction; we can consider his request for the Home Depot tomato cart.

We need to clarify and update some rules: one potted plant height limit; change to no higher than 48". One bench any material, delete "concrete" adjective.

Is it time to have Case take care of identifying and notifying owners of rule violations? Some discussion. We are to have Case employee walk the Condominium on "as needed" basis and to notify Jerri of violations to be cited.

An issue with Ameriscape. Trimming means to trim the grass areas adjoining the mulch. Edging is to use the machine to separate mulch area from grass area. Consensus is that we have

had poor mowing this year. Request by Dave to try Rocky Fork to dig up Sandy's three bushes. Harry moved to request this work, Sharon seconded, motion carried. Discussion about gutter guards and options, we will take this up this fall.

Under New Business:

1. Harry moved, Len seconded, carried, Dave OK to buy 3 bags top soil and ³ Boxwoods.
2. New Submittal Forms:
 - Linda Landis, pea gravel inside fence (turned down), use mulch only; trench and use stone outside of fence, OK, and she is to do the work.
 - Glen Beck, 2 Bluebird boxes OK.
 - Kraemer, replace bushes, remove straws, OK.
 - Pat Huggard, relocate 1 small evergreen, bench in mulch area, OK.
 - Wendy, planter box OK in front, one of ten allowed.
3. Requirement that owner signs for and is present for use of Community Center; we will leave the present policy as is.
4. Report from Dave Smith, regarding placing some form of structure to screen the green utility boxes near his unit; following discussion, we need some more specifics.
5. Garage sale advertising bill for \$78.00, already approved. Discussion whether we can or should be paying for this, when garage sales benefit only those involved.
6. Submittal of info for Spring/Summer newsletter by June 10th.
7. Game night, May 31st, 7 p.m. Bring own refreshments, pizza available.
8. Other: Director's indemnification policy premium, to be paid quarterly. Sharon noted that Jennifer Vesco's account shows a \$403.44 credit when she sold her unit.

Len asked about amending the ByLaws regarding terms of Directors. They are presently three years, however next April, the only term expiring is Dave's. As Bylaws require at least one-third of the Board be elected each year, and as our terms are staggered, this means that at least two Board members must be elected each year to meet the one-third requirement. We should plan to do the necessary language amendment at the Fall Membership Meeting.

Harry moved to adjourn, seconded by Dave, motion carried. Meeting then adjourned.

Harry Paulino, Recording Secretary.

GLENABBY CONDO ASSN. BOARD MINUTES
June 18, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present [Dave Parshall, Len Pavuk, Harry Paulino, Sharon McDevitt and Paulette Gentry]. Jerri Gaddis attended for Case Bowen.

Minutes of the May 21, 2013 meeting were read, Len moved to approve as amended, seconded by Sharon, motion carried. Len moved, Paulette seconded, approve Executive Session, carried.

Len, Treasurer, checking account end of May, \$20,760.52; Money Market Savings, \$136,320.21, total \$157,080.73. Monthly dues are current. Water meter readings: issues with Huffer, Dave Smith (?), Mains (remove \$0.50), W. Albany Condo LLC (new owner, now Greg King), Young, Wendy and Caudill.

New bills: remove Sandra's spirea, \$108.00 (Rocky Fork) and \$30.40, Peachtree speed bump sign. Reimburse Dave for 6 boxwoods and 3 bags topsoil.

Meeting with Jack Rogers, violation inspector for Case-Bowen; he will generally do a Friday "drive-through" and a monthly "walk-through" beginning June 28th. Discussion about fire pits.

Violation letters: Jaeger's planter on driveway, a violation. Barbara Guthoff's "Buckeye" post, discussion, too similar to Buckeye logo, move it to mulch area. Discussion of policy change, re no place to store plants removed; unit owners should be charged removal costs, new replacement plants are Assn. property. Yeager's and some other lawns missed being mowed; when Jaeger can no longer mow, his exception (approved by Rockford) will be terminated. A discussion about Loren Albertson's garage door molding, caused by him when he drove in or out; his negligence should not be an Assn. expense to repair. Concrete collars are done and paid for, a good job. Rockford's construction trucks are not to use our streets; Rockford was advised and "No Construction Entrance" signs installed. Need to work-up newsletter items.

Kim Hill has marked sites for speed bumps. Utility lines have been identified and marked.

New submittal forms: Approved are: Sharon's windows; Bosley and Epp patio plans by Sharon motion, Paulette's 2nd, motion carried. Jaeger's tomato bench planter OK; Mary Walters to do brick edging on patio to stabilize her corner, Sharon moved to approve, Paulette 2nd, carried. Tom and Shaaron Fisher, a 24" Policeman statue, Japanese Iris and lavender, to be reviewed after their closing and moving in.

Discussions about other items: the outside gas line on Rockford's last Quad, Jerri to call Wick for explanation. Kloeb's hot water tank failure, new tank installed at \$900.00 +/- . De Roche has not responded to request for painting costs. Linda Landis asked about generator

policy, to be mailed to her. Ants are back. City "backflow" inspector on site to check Columbus water supply to us, every June. Some question about who is to do this, as Jerri scheduled an inspection with Water Works, not Koorsen. Jerri to check out. Len asked about sidewalks not being corrected by Rockford.

There being no further business, Harry Paulino moved to adjourn, 2nd by Sharon, motion carried, meeting adjourned.

Harry Paulino, Recording Secretary.

Property of glenabby.org

Board Meeting Summary for August 20, 2013

Presentation by Robert A. Coco CAS, Choice Property Resources, Inc./ Introduction of a Telecommunications Marketing Revenue Sharing Program.

The Program offer:

1. Five year contract with annual rollover terms.
2. Represent Glenabby Assoc. in making a deal for representation between Glenabby community and current vendors on site: Time Warner, AT&T, and WOW.
3. How it works: Choice Properties offers the vendors special access to our unit owners via advertizing literature and other contacts via presentations during Owner's meetings at a cost.
4. How the Revenue is shared: 50 % (Association), 40 % (Choice-10 % to CBC).

Conclusion: Mr. Coco was invited to met with the whole Board on September 10 to discuss the proposal and a contract for Choice Properties services.

Old Business:

1. Minutes approved with one correction, Koorsan was the Water flow inspectors; however, because not all members received the Minutes for the June 18, 2013 they will be reviewed again at September 24, Board meeting. Len Pavuk, Dave Parshall, and Paulette Gentry we present.
2. Treasurer's Report/ Checking account \$22,836.38 and Market / Reserve fund \$134,573.74. Total of all funds is \$162, 410.10.
The \$18,000 plus check sent to Hills Blacktop is not reflected in this report. Mr. Young still owes \$28 on his past due water bill.
3. Koorsan Inc. found a blockage problem with our back flow system and wanted \$ 1,400 Approx. to do the repairs. Jerri will seek second opinions as this is most unusual and report at the next Board meeting.
4. Insurance Policy is in place with Case Bowen and our Board. Our Board now has copies of all documents on file as it has since we took over from Rockford. Board members including the President do not give owners advice on personal Insurance Policies, but we have a duty to know what our policy covers. State Farm provides us with a cover sheet of general information to give to owners. We have in the past given members copies during General meetings. Owners were encouraged to call State Farm. Currently, Parshall is asking owners to call Case Bowen. Owners can't be denied copies of all our Insurance Papers and should be directed to call Case Bowen.

5. Summer exterior painting is completed.
6. The Check was finally mailed to Hills Blacktop.
7. The reseeded of our Tile sites and other areas previously reviewed with Rocky Fork was discussed. It was suggested that we open up the bidding process to other Landscapers again to include Ameriscape. Due to limited time a more detailed discussion did not take place. (Note: Parshall is preparing a communication summary on this issue that will be sent to all Board members to review before the bidding process takes place).

New Business:

1. Welcome visits to New Owner, Carol Junkin, were made by Dave and Sharon over several days. The Board replaced the mulch in the front Common area bed at her request because Rockford had removed much of it while doing the repairs on her four season room exterior stone wall. All units' mulch will be replaced next spring.
2. Fire Plugs are to be painted by Bob Pavuk. Jerri suggested and Board agreed to add the painting of our gas lines to the project. Board will consider the bid/ at the next Board meeting.
3. The Community Center interior walls need painting. Jerri will ask Bob Pavuk for a bid.
4. Len reported that the Epps now have the needed four posts replaced on their patio, but didn't know about Wendy's posts.
5. After a lengthy discussion, it was determined that the Board's Policy going forward regarding Board paying some or all of the expenses for community activities would be as follows"
"The Board will promote approved activities with our Newsletter and e-mail announcements, but will not pay directly for advertising, supplies, or food for such events. Board approved community committees such as the Social Committee may ask for donations from those who participate in their activity. The committee must provide accounting for the use and collection of monies.
When at all possible, a Board member should handle the Money."

Ex: Session:

1. Sunitha and Gautam what to rent out their Condo. Dave sent

them guidelines to follow. They were sent to all Board members as well. It was determined that we would take up the issue at our next Board meeting. (Note: previous Board discussions and Legal opinions from Bill Kepko and Harry pointed out that we can set a limited but approval of all members is a steep load. It was pointed out that Case Law sides with the owners right to rent. The reality is that the Medors, Rockford, Mike King, and potentially Sunitha and Gautam could block our action. In the past, the Board Decided to wait until at least Rockford is gone, and then set limit of 5 rentals).

2. Nicole Wicklines e-mails concerning Andy Lehman's parking of his dealer's vehicles. Len said he met Luke Wickline at Home Depot and told him to just try parking his truck in the visitor parking space. It was determined to handle the situation with a general e-mail to all owners which would emphasize that neighbors should share plans with each other and that the Board is reluctant to get involved. However, since the Board meeting the cars have been gone. So, no e-mail will be sent at this time.
3. Joel Medors has planted Cattails at the end of his walk. This is a state listed invasive species, *Typha angustifolia x glauca*. Ameriscape will be asked to cut them down and use roundup in the area. Who would even think about planting Cattails?

Summary Submitted by Board President, Dave Parshall
May God and the Board have mercy on his soul.

GLENABBY CONDO ASSN. BOARD MINUTES
Sept. 24, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present [Dave Parshall, Len Pavuk, Harry Paulino, Sharon McDevitt and Paulette Gentry]. Jerri Gaddis attended for Case Bowen.

First order of business was a discussion concerning Choice Properties proposal to represent the Association in obtaining better contracts for cable service. Dave spoke with WOW's corporate office, that company has made no decision yet about service in our area. Jerri said there is a two step procedure for contracting: 1. enter a contract, 2. Choice suggests one cable company to represent us. Owners are free to contract with whomever they please. Harry moved to approve entering a contract with Choice, 2nd by Sharon, unanimous approval.

Dave read a summary of the August 20th Board Meeting. Len moved to accept as read, Paulette 2nd, Harry abstained (absent from that meeting) minutes approved.

Len, Treasurer, checking account end of August, \$18,262.24; Money Market Savings, \$122,755.47, total \$141,017.71. Two water bills are on a delayed list, other bills all current. All meters working.

Old Business: 1. Three bids for reseeding; some discussion a bout how bids are requested; Len noted we should be more specific in requirements listed. Request for neighbors to water their areas being reseeded. Paulette suggested we get a guarantee. Len moved to accept Rocky fork proposal, Sharon 2nd, four yeas, Harry abstained, not familiar with any proposal by reason of his absence.

2. Paulette moved to accept the Hold Harmless document, Len 2nd, all voted yea.

3. Regarding Shirhattikar lease; do we have all info we need from new tenants? 5362 Bridwell. We have a copy of the lease. Rodney and Rhonda Taylor, Dave to do a WELCOME WAGON.

4. Gas lines, fire hydrants, Bates gutter, Fisher slanting tree and back flow work done.

send → 5. Repainting CC wall, surface damage from taping, etc. Discussion about bids submitted: ~~Croatian Sammy~~, Bob Pavuk and Tim House (Carina Const.). All three proposals were duly reviewed; Sharon moved we pay Bob Pavuk \$900, Paulette 2nd, Len abstained. Approved.

6. Dave Smith and Chuck McNamee's lattice fence projects to cover big green utility boxes near their units. Discussion about materials (mulch rather than gravel), how fence is to be secured to ground, underground power lines issue. Assn. needs a liability release from both owners.

New Business: 36 people had a good time at Fall Cook-Out. Len to be reimbursed for cost of meats.

Fall Unit Owners' Meeting, Oct. 29th. Jerri to check where residual dollars should go. Dave to suggest for 2013, painting, blacktop, new plants at entrance, reseed other areas. Rockford to repair water outlets and streets. Len noted we should look at 2014 work to be done based on Projections, as we have a shortfall. He said we need to repair and re-grade first the "ponding" street areas. Dead plants removed. Inkberries trimmed back, more re-seeding 2014. Jerri suggests a roofer look for possible hail damage, covered by insurance.

CC Agreement, to use the CC, an owner's fees should be current, insert this in contract. Sharon to suggest other revisions and email out to Board.

"Bag delivery" discussion, raised by one unit owner, no decision.

Fisher wants to add his family name to his street number sign.

Dave requested some reimbursement for material costs expended over 2 ½ years. Some discussion about amount to be paid. Dave's receipts verify \$392.82 + 334.08, total \$726.90. Sharon moved to pay this verified material cost, Paulette 2nd the motion. 4 approvals, Dave abstained. The time and expense of "record keeping" is part of the job and a "no pay" deal.

In this email age where we vote on issues, Len said that unless our email votes are unanimous, the issue must be submitted to a Board Meeting; see Ohio Revised Code Sec. 1702.25(B). After discussion Dave noted that email votes should be tallied and placed in the minute book.

Back to the "lattice fence" project: Len moved to accept, conditional on obtaining the Hold Harmless Agreement, Paulette 2nd, Motion approved.

More on the Fall Meeting, regarding Board Director Elections in April 2014. Terms of Harry and Sharon expire April 2015. April 2014, three seats are open, Dave, Len and Paulette. As at least one-third of the Board must be replaced each year, in alternating years, in 2014, three board members to be elected; 2015, two board members, and so forth.

Motion approved to go to Executive Session.

*Submitted by Harry Patino
approved as is 10/15/2013*

GLENABBY CONDO ASSN. BOARD MINUTES
Oct. 15, 2013

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

Len moved to approve 09/24/13 Board Minutes, seconded by Paulette, motion carried. Harry moved, Paulette seconded, to approve Executive Session, carried.

Len stated the checking account, 9/30, was \$18,489.28; Money Market Savings, \$124,216.55, total \$142,705.83. Six units owe on water bills, he will wait until next readings.

At the Fall Unit Owners' Meeting, we will discuss the 2014 Budget, projects, bids, payments, with a "print-out" for all. There followed a discussion about raising monthly dues to \$175.00; we need \$6.00 from each payment to go to the Reserve Fund. Harry moved and Paulette seconded, vote was unanimous to go to \$175.00. This budget will be based on 60 units at \$175.00/unit, approval to take place at the November Board Meeting.

Discussion of 2014 projects: replace some blacktop, repaint some white exterior, molding around some window trim. Only item now projected is concrete sidewalk replacement at \$8,880.00. Roofs should be reviewed. The several street "ponding" areas should be addressed; also two sewer collars have not been done, Rockford should do these. Front entrance plantings should be replaced. Dave mentioned Preston Woods did a soil project, spent \$3500 to re-do one area, but it failed after one season. Should we ask Rockford to re-seal some street pavements? Dave will speak to Andi about getting out a newsletter. The election issue and terms will be mentioned at the Fall Meeting. We will be meeting with Bob Coco, Choice Properties.

Three planting bids are in. Bob Pavuk, Rocky Fork and Ameriscape, all different amounts and not apples to apples. After a lengthy discussion of bid amounts, proposals of each, the timing problems posed by Rocky Fork and Ameriscape, Sharon moved to accept Bob Pavuk's bid, Paulette seconded, Len abstained, four votes approved the motion. Most re-seeded areas have been watered. Rocky Fork will come back to re-seed some of the areas. We will not do the shopping "bag" project. We discussed the "meeting the Board" issue briefly.

Under New Business: Dave will attend the Case-Bowen's Presidents' Council Meeting. Dave met with the PrstonWoods Condo Board; some talk about Columbus picking up trash. There is no significant roof damage from recent hail. Len noted Guardian is charging the Association for reading the water meters, should unit owners be paying this? Board will take this up later. Rumpke is charging for 40 units, we have 56 now. For 2014 we will budget \$10,000 and notify Rumpke of additional units

Upon motion and second, this meeting was adjourned.

Harry Paulino, Recording Secretary.

Glennabby Condominium Association
November 19th ,2013

Board Meeting Agenda:

1. Reading and approval of minutes from October.—Harry
2. Treasurer's Report / finalize 2014 budget-Len

Old Business:

1. Fall Unit Owner's Meeting rap-up. --All
2. Requests for 2014 Landscaping Bids with specifications from Case Bowen have gone out to: Hedge, EMI, Ameriscape, and Rocky Fork. Bids are due By December 30, 2013. The new contract will run from April of 2014 through April of 2015.
3. Ameriscape is good to go for winter snow removal.
4. Can we start to fine Rockford for each construction truck that uses the front entrance—enough is enough. Can we treat them as we would any other rule violator? All
5. The Charles Williams Legal opinion sent to us had one error, number 3. We do have to show final contracts to a member upon request. The ORC clearly state this and so does a publication from the Ohio Bar Association. We can remove sensitive portions of it like we can with the Minutes. Contracts are financial documents.—Dave
6. Snow Buddies—Dave
7. Final review of the Smith/McNamee project.
8. Rule enforcement is mainly still up to us. However, most are in compliance now.—Dave & Sharon
9. Choice Properties Status.—Len & Jerri
- 10.

New Business:

1. There may be a need to revise our policy for casual use of the Community Center.—Sharon & Paulette
2. How about sending out a December Newsletter with first of the year reminders. We have yet to get Owner information forms or copies of lease as required by ORC. --All

3. The ORR's New Request for extension / patio on Porch on the
their unit.—all

4.

Ex: Medors? Was the letter sent?
December meeting as and if needed.—all

Ex. SESSION :

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