

TOWNHOMES AT GLENBROOK



MEETING MINUTES

December 15, 2020

Judy Hayes (Present)

President/Treasurer

Ron Reichel (Via telephone)

Vice President

Ronnie Reichel (via telephone)

Director/Secretary

Scott Vignery (via telephone)

Property Manager

Members present: Bob & Carolyn Doseck

Darlene Meyers

BUDGET MEETING:

Meeting is called to order at 7:15 pm by Judy Hayes. The roll was called and a quorum was established.

Waive Minutes until next meeting – second by Ron

2021 Annual Budget presented and reviewed by board members. Judy motioned to approve and Ron R seconded to approve the budget.

- NO FEE INCREASED FOR 2021 Fee remains at \$305.00

Budget meeting Adjourned at 7:25pm

ANNUAL MEETING:

Meeting is called to order at 7:26 pm, and a quorum is established.

Certified the proxies

- 10 proxies present for the meeting established as proof of notice.

Nominations for board members

- Judy Hayes nominates herself (Intent to Run received prior to meeting)
- Ronnie Reichel nominates himself
- Ron Reichel Sr. nominates himself

Close nominations – the board remains as is.

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NEW BUSINESS

Since this is the only meeting we had in 2020 due to the pandemic, below is the year in review:

February - Pressure washing of sidewalks, other walkways and landscape pavers.

March - New pool gate/lock installed. New bathroom doors also installed.

May - New locks for bathroom doors/ keys made for doors and pool gate for 39 units

September – Tree trimming – 28 oaks, 1 holly / 3 pines removed

Gutter cleaning was done

November - M&M Commercial services starts painting of the buildings. Special primer and paint was used to help with water intrusion. Our last paint job lasted 10 years.

December – We received an excessively high water bill of \$834.73 vs our normal for \$65.00 for the period of 09/01/20 to 10/29/20. Since the bill was received at the start of the next billing period, Judy Hayes investigate where the problem could possibly be as there was no evidence of a leak anywhere on the property. We paid the water portion of the invoice, \$318.75. We are anticipating a refund of the sewer charges.

Annual meeting was adjourned at 7:50 p.m.

ORGANIZATIONAL MEETING

Called to order at 7:51 pm quorum established.

Positions on the board will remain the same

Organizational meeting adjourned at 7:55 pm
