



## Board of Directors Meeting

### MEETING MINUTES

July 25, 2022

Judy Hayes (via zoom)  
*President*

Ron Reichel (Present)  
*Vice President*

Ronnie Reichel (Present)  
*Treasurer/Secretary*

Keith MacMenomay (Present)  
Property Manager

Owners – Jan Magnan

Marie Hourdas

Aly Zelnik

Darlene Meyers

Joe Moreno

Meeting is called to order at 7:05 pm by Keith MacMenomay. The roll was called and a quorum was established.

Minutes of 03/14/22 Board waived reading of the Minutes. Motion made to approve.

Ronnie brought up about the replacement of the light pole at the corner of 4670 Tudor Ln. Judy was working with Duke Energy. They're short on materials at this time. The light has been approved we are just waiting for it to be installed. The possible start date was 07/18/22 but we haven't seen anything yet.

3 No trespassing/soliciting/loitering signs have been ordered. One will be placed on the wall, one in the dog walk area and the 3<sup>rd</sup> will be placed at the back of the property by the fence of the college. A whole class of students had been seen coming through that area onto our property.

#### Grounds report:

The landscaping (new plants) has been completed. Also, new mulch was installed

There are no updates on the sale of the college property. Judy contacts the attorney every 2 months or so and has been told NO sale recorded yet. The are property line markers buried in the ground.



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**Building Report:**

We received a letter from our insurance company that all our policies are A/A+ rated. Our property evaluation is just over \$5.5 million dollars.

Owners need to have an H06 policy which covers the entire interior of their unit, which should include all personal property. It is up to the owner to make sure they have sufficient coverage.

**Grounds:**

Our landscape contract was up for renewal. We received 3 bids. David Swingle was the lowest and offered the most services. A motion was made to accept Swingle's proposal. The proposal was seconded by Ronnie Reichel and approved.

We received a bid for mulch that was really high. Another company is going to give us a quote soon.

We received a couple of quotes for cleaning the drains behind 3 buildings. We are also looking into the area behind the 2231-2243 bldg. We have had a few vendors come out to assess, but the bids were outrageous, or they wanted to rip up everything behind the unit. It is very hard to get anyone out to look.

New signs are being ordered for the property that say, 'Private Property', 'No Trespassing', 'No Soliciting' and 'Violators will be Prosecuted'. The bid was \$346.00 which includes the post. A motion was made by Ron Reichel to accept the bid, Ronnie Reichel seconded the motion and was approved.

Judy brought up that our documents need to be 'revitalized' (called a Preservation). Next year (2023) will be 29 years that our community has existed. It is required that the documents be 'preserved' by 30 years. This 'preservation' will cost the Assn approximately \$1,000.00. Sometime in the future, we can look at the documents to see what changes may be needed. This is an expensive undertaking and would cost anywhere between \$5,000 and \$10,000 or more depending on how many changes are made. This undertaking requires a membership vote of 2/3rd (26 owners) so it is best

# TOWNHOMES AT GLENBROOK

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that everyone agrees of the changes 'BEFORE' having the attorney draw anything up. I would hate to have spent all that money and it would NOT pass.

After the agenda items were completed, there were discussions regarding night swimming, (would cost the Assn too much money to be in compliance with the law), records requests and other discussions NOT on the agenda.

**Meeting adjourned at 8:15PM**