

# TOWNHOMES AT GLENBROOK

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## ANNUAL MEETING MINUTES February 3, 2010

### PRESENT

**Judy Hayes** – President  
**Ron Reichel** – Vice President  
**April Davis** – Secretary  
**Vikki Klidis** – Treasurer  
**Mike Rychman** – Member At-large  
**Gary Moore** - Property Manager  
**Nikki Megliss**  
**Cara Penyak**

### OPENING

The Annual meeting of the Glenbrook HOA was called to order at 7:01 p.m. on February 3, 2010 by President Judy Hayes. The roll was called and a quorum was established. A proof of notice was presented. Proxys were received and acknowledged.

The floor was open for nominations. Judy, Ron, April, Vikki and Mike were recognized as having expressed an interest in running. There were no volunteers or nominations. Members that were present decided to keep their current positions so no elections were held. Ron made a motion and Vikki seconded it.

### NO COMMITTEE REPORTS

### UNFINISHED BUSINESS

- The new lamp post was installed.
  
- 2220 now occupied by new owner. Wells Fargo paid the association back for the utility bills for the time it was under their ownership.

### OPEN DISCUSSIONS

- New French drain has stopped flooding. And the sprinkler by Vikki has been fixed.
  
  - Holiday decorations – we put up lights this year now that we can get to the outlet in the back of the sign. Next year we will do a little more.
  
  - Root grounding – Avery would prefer to cut the Oak tree roots that are dangerous and encroaching on the foundations. Judy will walk with Jim to discuss the ones that need addressing. Jim is not responsible for any tree deaths.
  
  - Landscaping – Estimates from Jim
    - Wait a month before replacing the Holly trees
    - Cut out Brazilian Pepper bushes
    - Six trees removed
    - Sod around the fire hydrant
    - Cut vines and branches
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## - Trim Oaks

- Mention to Jim to pick up yard cuttings left by residents when the crew is here working
- 2233 – Nikki has a wasp nest high up. Avery should have removed it when they painted.
- Islands need attention.
- Camille's unit is for sale.
- Decided to change meetings to quarterly. A schedule will be posted.

## **ADJOURNMENT**

Ron motioned to adjourn the meeting, Judy seconded the motion. Meeting was adjourned at 7:29 p.m.

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