

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, May 14, 2019

Peter Bakas called the meeting to order at 7:30 PM at Trinity Grounds for Hope. Board members present: Peter Bakas, Joe Broda, Pat Coughlin-Schillo, Marg Hough, Les Lavin, Chris Lotysz, Mark Munoz, George O'Hare, Michael Olson, Alden Snyder, Liz Sullivan, William Swiderski, John Warrington and Beth Zigrossi. Board member excused: Bob Klaeren. Management: Tom Maschmeier. Paula Gleason was Recording Secretary. A quorum was present.

Open Forum – Three GTIA residents were in attendance to make the Board aware of and request recommendations pertaining to an existing situation. The residents specifically expressed concerns over potentially adverse impacts resulting from short-term rentals of and within single-family resident-owned residence(s) in their neighborhood. While such matters are not within the purview or authority of GTIA, the Board offered to discuss the situation with GTIA's attorney.

Minutes of the Prior Meeting:

Minutes of the April meeting were reviewed.

Board Motion: William Swiderski moved to approve the April meeting minutes, Beth Zigrossi seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

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

Board Motion: Michael Olson motioned to accept the check register expenditures of \$28,718.23 for May, Marg Hough seconded. Motion was passed by a unanimous voice vote.

Management Report

Telephone log line items were included in the Board packet.

In spite of bad weather, Balanced Environment has completed the first two mowing cycles. True Green completed the first fertilizer application.

As part of the Pest Management program for Austrian and Scotch Pines, insecticide spray for Zimmerman pine moth was applied to trunks and branches during the last week of April. Select trees were also treated for diplodia. All pines and spruces will be periodically evaluated for any signs of additional problems.

Balanced Environment is scheduled to commence with the spring planting of the five signage locations and accent areas the third week of May. Designated signage, accent, patio and the Pine Grove areas will be mulched.

Regarding account HF1038, Management filed Easement Agreement on 4/16/19 with the DuPage County Recorder's Office. The Village of Lisle subsequently intervened regarding a permit; Management will research the process to "unfile" the Easement Agreement with the County.

Management renewed the one-year web hosting services of Network Solutions.

DuPage County increased their filing fees from \$40 to \$54 which impacts our existing liens. When an account is paid in full, GTIA removes said liens which were originally charged to the

account at the prior \$40 rate. Consensus of the Board was to increase the fees to the \$54 for liens to be placed in the future and continue the current policy in place.

The Village of Lisle Public Works notified Management that the following streets will be resurfaced this summer: Kirkwood Court (PRM), Breckenridge Road from Sun Valley to Green Trails (PRM) and Trinity Drive in the Oaks Condominium complex only. Cones will be placed in applicable areas as needed.

Management completed ten paid assessment letters in April.

Management will send out five welcome packages for sales completed in April.

Management filed five releases of lien.

Management provided a list of April newcomers. Board Directors are encouraged to call on newcomers in their respective areas.

Finance Committee – Joe Broda confirmed a scheduled meeting on July 15th for the Maintenance and Finance Committees. Joe requested that the Maintenance Committee supply him with a copy of their expanded line item budget forecast.

Maintenance Committee - Les Lavin reported that Management and the Committee are reviewing several specific lighting fixture designs and offerings from various suppliers. An energy efficient “low profile” design as opposed to the current “shoe box” arrangement has been determined as most preferable, and availability, price and feature information should be available by the next Board meeting. The committee is working with several distributors to obtain fixtures of the best quality, maintainability and price as well as to ensure that the new fixtures will be accepted by ComEd to secure a rebate and lower our electrical cost. The Board will be provided with locations where the recommended fixtures are already installed so Board members may visit and observe it in operation and samples of recommended fixtures may be presented at the Board meeting. The plan is to purchase and install the budgeted number of fixtures as early as possible this summer.

Round-Up will not be used on tree rings within the common area, and efforts will be made to rationalize the total number of tree rings to be treated with alternative growth control substances.

New plantings will not be installed in the Pine Grove this year.

Les has taken photographs of several GTIA-repaired storm water problem areas to document the degree of success of each project. The drainage borings made last year do seem to have significantly alleviated standing water issues.

Communication Committee – Marg Hough had no report.

Parks Committee – Pat Coughlin-Schillo distributed Park evaluations to be turned in as soon as possible so that she may schedule a meeting with Aaron Cerutti of the Park District. Liz Sullivan provided a synopsis of the April Park District Board Meeting. John Warrington will attend the May Park District Board meeting.

Old Business/New Business – Joe Broda suggested that Management request the meeting room GTIA was using tonight on an ongoing basis, as the acoustics are better.

Board Member Area Reports

Area G– Mark Munoz reported garbage cans and other debris are still on the GTIA common area in his area, the small Evergreen is still leaning and leaves on the trail grates need to be taken away. Mark stated the Village of Lisle delivered a beautiful tree for his property under the Village tree program.

Area H – Pat Coughlin-Schillo reported a light out behind her residence.

Adjournment

Board Motion: There being no further business, Michael Olson motioned to adjourn the meeting, Alden Snyder seconded. The motion was passed by a unanimous voice vote; the meeting was adjourned at 9:00pm.

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