

GLENSTONE VILLAGE BOARD MEETING

THURSDAY, MARCH 18, 2021

CLUBHOUSE AND ZOOM

CALL TO ORDER

a. The meeting was called to order by President Tom Oswald on Thursday, March 18, 2021 at 6:05 p.m.

ESTABLISH QUORUM

a. Board members present at the clubhouse, Tom Oswald, Larry Rose, Ann Bass, Darcy Rice. Tony Vis was not present. The following units were present at the clubhouse or on Zoom, 252, 256, 132, 224, 295, 184, 264, 243, 102, 295. Also present from the City of Grimes, Alex Pfaltzgraft and Brian Becker.

1. OPEN FORUM

a. President Tom Oswald asked for all to speak now who wished to at this time. During the City of Grimes presentation, there will not be homeowners speaking. After the Lot Z presentation residents will be asked to submit any questions and/or concerns directly to Lisa.

i. Unit 252 spoke about garbage pick up and asked if we might save by getting trash picked up every other week instead of weekly. Lisa will look into this for us.

2. LOT Z

a. City of Grimes gave a presentation about the proposed Glenstone Disc Golf Course. This followed by members of the board asking questions. This discussion was lengthy and lasted approximately 50 minutes. The board will set another separate meeting to further discuss this.

3. MINUTES

a. Motion by Ann Bass to approve the February 18, 2021 board meeting minutes, second by Larry Rose.

Roll call: Ayes 4, Nays 0. Motion passes 4 to 0.

4. TREASURER'S REPORT

a. Budget - Larry provided us where we stand on our budget. Water and trash under budget, snow removal over budget for the entire year already.

b. Bills - Ice and snow building up clearly cost us on many homes. We had to install heat tape at 6 homes to help with this.

c. Contingency Funds - Nothing new at this time.

d. Other - Two units are past due on their special assessment payment.

5. COMMITTEE REPORTS

a. Policy and Procedures - Nothing new at this time.

b. Social Committee - Cathy Rudney asked about the clubhouse opening. Will discuss later in this meeting.

c. Pool Committee - Darcy Rice wanted to inform all that Ken Woltmann will be stepping down in his pool duties. Mike Peters and Bob Rice will now be assisting in this volunteer position. Thank you to Ken for his years doing this for us.

6. MAINTENANCE

a. Property Manager Update

i. Repair sod damage being done by Stone Cross and clean up the sand. We are not paying for this.

ii. Roof and ice build up - Lisa thinks six units may need some repairs due to this. Twelve units had build-up and six needed heat tape.

iii. Other - Larry asked Lisa about our next insurance premium.

iv. Larry Rose asked Lisa if Stone Cross gave Lisa a suggested irrigation plan yet to save us on water bills this summer. Lisa stated she did not have yet.

- b. Clubhouse
 - i. Treadmill - It has been shipped.
 - ii. Preventive Maintenance - The new treadmill will have a two-year warranty, but we can do a preventive maintenance plan on the fitness room for \$476 a year for four visits. This was approved.
 - iii. Clubhouse Rental - Unit 243 - Board discussion on how to safely open clubhouse. Some residents in attendance also spoke in support of having coffee with their friends. After discussion on Ann Bass made a motion and Darcy seconded to allow use of the clubhouse for not more than 25 people at one time, practicing social distancing, wearing masks and using cleaning products. Roll call: Ayes 3, Abstain 1. Motion passes 3 to 1. The rental for April for unit 243 was approved 4 to 0.
 - iv. Exterior Doors - Lisa will get estimates for these for us.
 - v. COVID Restrictions - Already discussed above.

 - c. Grounds
 - i. Lot Z - Already discussed above.
 - ii. Street Light Repair - Tabled until May walk-through
 - iii. Front Door Replacement - Request unit 243 door must be similar to what is already at Glenstone Village. New shape for glass is not acceptable.
 - iv. Asset Inventory - Tabled to next meeting.
 - v. Lawn Care Service - Lisa provided the board with bids for lawn care for 2021. After discussion Larry Rose made a motion to hire Stone Cross, second by Ann Bass. Roll Call: Ayes 4, Nays 0. Motion passes 4 to 0.
 - vi. Marcia Brown submitted to Lisa and the board her volunteer landscape plans for this spring and summer. She graciously offered to take care of most of the common areas for us. The lawn service will spray around the rock areas and Marcia will maintain the rest. Tom Oswald made a motion, Darcy Rice seconded. Roll Call: Ayes 4, Nays 0. Motion passes 4 to 0.
7. OTHER
- a. Board Task List
 - i. Certainteed Warranty Offer - Still pending per Lisa.
 - ii. Update on Civil Rights Complaint - Lisa and Darcy both gave a phone interview. Lisa also supplied them a photo as requested of the area in question. We are waiting on the ruling at this time.
8. FRIENDLY REMINDERS
- a. Next meeting is April 15th, 2021 at 6:00 p.m.
 - b. Special Meeting April 7th - 6:00 p.m. to discuss further LOT Z/City of Grimes

Ann Bass made a motion to adjourn, seconded by Tom Oswald. Roll Call: Ayes 4, Nays 0. The meeting was adjourned at 8:53 p.m.

MEETING MINUTES SUBMITTED BY DARCY RICE

