

GLENSTONE VILLAGE HOA BOARD MEETING
TUESDAY, SEPTEMBER 12, 2022
GLENSTONE VILLAGE CLUBHOUSE AND ZOOM

- 1) ESTABLISH QUORUM
 - a) Board members present – Ann Bass, Darcy Rice, Larry Rose, Mike Fleming, and John Langin. Lisa & Dale Logsdon of HOA Management were also present.
 - b) Owners present in person – 105, 107, 123, 124, 125, 135, 143, 147, 151, 152, 165, 173, 182, 183, 184, 211, 212, 213, 222, 224, 242, 256, 261, 272, 273, 274, 295
- 2) CALL TO ORDER
 - a) Ann Bass called the meeting to order.
- 3) OPEN FORUM
 - a) None
- 4) MINUTES
 - a) Mike Fleming made a motion and John Langin seconded it to accept the August meeting minutes. All voted aye.
- 5) BOARD POSITIONS
 - a) John Langin made a motion and Darcy Rice seconded it to keep board positions as is. All voted aye.
- 6) TREASURER'S REPORT
 - a) Budget Analysis (see attached)
 - b) Flagpole Fund - we are short a little on this due to the light and electrical.
 - c) The flag and pole were \$2,247 and the electrical cost \$709.17 - \$2,334 was raised by volunteers.
 - d) Larry Rose made the recommendation to pay the difference with the contingency fund. John Langin made the motion and Mike Fleming seconded it to pay the difference with the contingency fund. All voted aye. John Langin lowered the flag to half-staff on notification he receives. Thank you John.
- 7) WORK SESSION
 - a) Waiting on the final bills for work completed on walk through items.
 - b) Discussed where we are on walk through items.
- 8) MAINTENANCE
 - a) Dale Logsdon and crew will be painting the shutters. They started cleaning them today.
 - b) Mike Fleming made the motion and John Langin seconded it to add unit 224 to the list of shutters to be painted list as the other two in the building are being done and one unit does not have shutters. It makes sense to do a complete building. All voted aye.
 - c) The painter David Kramer has been out here working.
 - d) Dale Logsdon reported the fence wrap is not really working. Lisa thinks they are the wrong color.
 - e) Unit 252 had fence damage from the roofers. Larry asked if this has been taken care of. Lisa Logsdon needs to check.
 - f) Dale reported that the trees and bushes pulled and trimmed near the ACs has been done.
 - g) Some discussion, we must contribute to our dues for our reserve fund for future issues.
 - h) Lisa Logsdon talked about the recent bad concrete. Lisa is working with our vendors to get this taken care of. Trying to figure out who is at fault with the bad areas.
 - i) Some concrete work is still not completed satisfactorily. Lisa will keep talking with our vendor about this.
 - j) Unit 273 – shutters will be repainted with others.
- 7) CLUBHOUSE
 - a) Nothing at this time.
- 8) COMMON AREAS
 - a) Nothing at this time.

- 9) PONDS
 - a) Trimming of the ponds for fall - Discussion about the ponds and difference of options on what we should do.
 - b) Mike Fleming made a motion and John Landing seconded it to spend approximately \$1,000 for trimming and shaving of the two ponds. Lisa Logsdon will look into this. Lisa Logsdon recommends doing this around the first of October. Mike Fleming, Ann Bass, John Langin and Darcy voted aye. Larry Rose opposed.
- 10) POOL
 - a) Trimming of the trees and bushes was done around the pool.
 - b) Pool is closed today, September 14th.
- 11) GAS LEAKS
 - a) Please do not hesitate to call Black Hills Energy if you think you smell gas outside your unit.
- 12) CLUBHOUSE FLAGPOLE
 - a) Discussed
- 13) LANDSCAPE WAIVER
 - a) Unit 206 – Remove old plants this year and will replace in the spring. Darcy Rice made a motion and Larry Rose seconded it. All voted aye.
- 14) WORK SESSION
 - a) Work session will be October 10th.
- 15) FUTURE MEETINGS
 - a) The regular board meeting will be October 11th.
 - b) Meetings will continue to be the second Tuesday of the month.
- 16) SOCIAL COMMITTEE
 - a) The Tailgate Party held on September 8, was a great success. Glenstone Village friends and neighbors enjoyed a great meal and a good time of visiting around the tables.
 - b) Looking ahead: October 13 – Fall into BINGO – details to follow; November 12 – Veteran’s Breakfast – details to follow.
 - c) We invite anyone who has an idea or suggestion, to please let us know. Or if someone would like to join our team, we would gladly welcome you. Contact Chris Mikkelson, Social Committee Chair.
 - d) NOVEMBER EVENT - NOVEMBER 12TH VETERANS BREAKFAST- DETAILS TO FOLLOW.
- 17) FRIENDLY REMINDERS
 - a) Whoever took the minutes from the clubhouse book, please return them. They are not to leave the binder.
 - b) YARD WASTE PICKUP WILL BEGIN SEPTEMBER 30TH. IF POSSIBLE, PUT YOUR BAGS AT THE CLUBHOUSE NEAR THE OUTSIDE OF THE LADIE’S RESTROOM.
 - c) NEXT PICK UP WILL BE OCTOBER 14TH
- a) ADJOURNMENT - Meeting adjourned at 8:45 p.m.

MINUTES SUBMITTED BY: Darcy Rice, Secretary