

Glen Isle Improvement Association
Board of Directors Meeting
April 15, 2014

Date: April 15, 2014

Time: 7:01 p.m.

Location: Glen Isle Clubhouse

Meeting called to order by: Mike Wagener

Attendance:

Jack Thibodeau, Mike Risher, Mark Grant, Sam Liff, Lesley Powers, Anne Redmiles, Mike Wagener, Dave Chase, Yvonne Jenkins, Pat Crosby, Ben Borchelt, Christina Feindt.

Reading of the Minutes:

The minutes of the March 18, 2014 meeting of the Board of Directors were read. Motion made to accept by Jack Thibodeau, seconded by Sam Liff. Approved.

Treasurers Report: Yvonne Jenkins

Treasurer's report read (document submitted)

Report approved by board after discussion.

Committee Reports:

Playground:

Tim Keating absent

Mike Wagener says clean-up and talk about scheduling work days will come soon.

Piers:

John absent

- One water pipe leaking at A Pier it is reported.
- John has suggested a key exchange date be set for this year and announced in newsletter as soon as it is set.
- 2 ramp fees turned in as of this date.
- Locked collection Box topic revisited briefly again
 - Yvonne has a book of products. Jack and Yvonne will work out details and determine costs.
- Community has more work to do on piers.
 - Need to move a shower, plumbing and electric work away from walkway area, into grass area
 - Need to schedule a work day or hire a contractor? Mike W will ask John M. for his help next week.
- Sam reports that the well pump is not working, water is trickling out.
 - Total cost of \$1,750 estimated by the repairman who came out.
 - There is an electrical problem (system is pulling 40 volts instead of 110), so new pump wouldn't work
 - Reinstalled old pump. 28 years old.
 - Need an electrician to look at and fix the problem soon.
 - We will keep the old pump if the electrician can fix the voltage and all works well.
 - There will be a cost for what the repairman has done already.
 - Further report at next meeting.

Beach:

- 2 gallons of Stop Drop goose repellent has been ordered, not applied yet.
 - When we cut grass, need to re-apply. Rain is fine.
 - Need to talk with grass guys for schedule, timing.
 - Perhaps they should apply after mowing. Sam will discuss with them.
- Jack T. mentions receiving a flier concerning Coyote (a Goose chaser) \$50/each.

It is essentially a silhouette of coyote on a pole.

Clubhouse:

Mike Wagener reports

- Septic was checked recently.
- Powell property – The owner would like to get an offer from the board, he would ideally like to sell before the end of the year.
 - An informal payment plan was mentioned by the property owner. No terms discussed yet.
 - Mike W. told the owner that he has informed the board of the idea.
 - Board discusses reasons for purchasing: Extended clubhouse parking, retention wall, protection against future possible variances that might affect clubhouse, etc.
 - The Board and Yvonne will put some numbers together to compare revenue sources and offer ideas.
- Clubhouse stair gate product submitted with cost estimate by Christina.
 - Kay says clubhouse contractor Tom suggests that baseboard heater and wall around stairs may require some solutions to use a gate on stairs.

Roads and Paths:

- Tim Keating absent
- Mike W. reports that plans for grants and such are moving forward for Walnut Glen and erosion control issues. The organizations involved need our commitment to the project and will need engineering done and paid for by Glen Isle.
 - The engineering firm charges this according to what the county will require
 - \$10,000 +/- cost involved
 - \$5,000 estimated minimum just for pre-costs. Including such items as permits, locations survey, topographical survey, grading permit package, grading permit processing, control plans, etc.

Question asked: What's the total cost for us?

Mike Wagener answers: Uncertain at this point. \$30,000-40,000 estimate of possible costs.

Bay region grants are available, but uncertain until the project kicks in and pre-costs and commitments have been made.

Matthew Clifford lot development may affect our project on the path. Clifford has gotten variances and is ready to build.

We can wait for a year, more or less, to do the work.

Mike W. will come back to the board with the most needed costs for study work.

Old Business:

- 103.5 covenants collected as of this date.

New Business:

Landscaping. Same bid as last year. Motion made to accept by Pat Crosby, Seconded by Mike Risher, Approved that Proud Landscaping will perform Landscaping services for 2014.

Motion to adjourn is made by Jack T, Seconded by Mike Risher.

The meeting was adjourned at 7:49 p.m.

Submitted by Christina Feindt, Recording Secretary