

**GLEN MASTER  
BOARD OF DIRECTORS REGULAR MEETING  
MINUTES  
Wednesday, August 17, 2011 – 7:00pm  
Hampton's Clubhouse**

President AJ Eljallad called the meeting to order at 7:00 p.m. In addition to Mr. Eljallad the following Directors were present: Eileen Lustig, Ruth Kling, Leon Rostowsky, and Jeri Klempner,

Absent: None

Management: Lou Brawer

Mr. Eljallad thanked everyone for attending. Mr. Eljallad went on to report that he felt that Dyna Serv is doing an excellent job with the landscaping and that they seem to be using a better quality of plants.

#### **APPROVAL OF THE MINUTES**

Mr. Eljallad asked for a **MOTION** to approve the Minutes from the meeting held on March 23, 2011. A **MOTION** was made by Mrs. Klempner and seconded by Mrs. Kling to approve the Minutes of March 23, 2011 as presented. **MOTION PASSED 5 YES and 0 NO.**

#### **FINANCIAL REPORT**

Mr. Brawer reviewed the financial report for the Glen Master. The following categories are currently over budget:

Pool and Spa Maintenance due to the installation of new filter elements (\$1,038.00), a repair to the Men's Bathroom Lock (\$132.50), and the repair of another pool leak (\$325.00).

Electric is also over budget as a result of a colder than normal winter.

As a whole the Association is \$6,549.03 under budget.

Reserves are currently at \$120,969.48

Mr. Brawer also reported on the pavement repairs that have been made which have been paid for out of Reserves.

Mrs. Patty Rodgers asked the Board why residents were being charged for use of the tennis courts. Mr. Brawer responded that residents are not charged for use of any

facilities. Residents that like to have pool and tennis court keys are required to put down a deposit which is fully refunded when the keys are returned.

## **LANDSCAPING REPORT**

The Landscaping Committee reported that they have been working with Dyna Serv on ideas to improve the landscaping at the front entrance to the Hampton's. The proposal that was received was reviewed and totaled \$3,828.00 which falls within the current budget. In addition to this work the Eagle Trace staff will paint the letters on the front walls black and will remove the logos that are also on these walls. This work will be completed prior to the landscaping. Some new sod will also be installed on the medians.

A **MOTION** was made by Mr. Rostowsky and seconded by Mrs. Klempner to approve the landscaping proposal and to spend not more than \$4,000 on the project. **MOTION PASSED 5 YES and 0 NO.**

## **ASSOCIATION MANAGER'S REPORT**

The following issues were covered in Mr. Brawer's report:

- 1.) Mr. Brawer reported that his office has received numerous complaints concerning rodents within the community. This problem is not isolated to the Hampton's but he has asked UPC Pest Control to enhance their current rodent control service. Board members were presented with this proposal which takes our current quarterly service and increases it to monthly with the same number of rodent bait boxes. The monthly cost of this program would be \$200. Board members held a discussion on this proposal. A **MOTION** was made by Mrs. Kling and seconded by Mr. Rostowsky to have UPC Pest Control service all rodent bait station on a monthly basis through the end of 2011 and which time the service will be evaluated. **MOTION PASSED 5 YES and 0 NO.** It was also suggested that a letter be sent to residents offering suggestions for rodent control including keeping garbage inside garages, removal of bird feeders, and keeping tree limbs off of houses. Management will work on this letter.
- 2.) Mr. Brawer reported that the use of the clubhouse for private parties has increased. The Board held a discussion on this and will investigate increasing the rental fees next year. Board and audience members were pleased that the building is being used.

## **NEW BUSINESS & AUDIENCE COMMENTS**

Mr. Eljallad asked if any Board member had new business items which there were none. He then asked if any audience members had any questions or comments and again there were none.

## **ADJOURNMENT**

The meeting was adjourned at 7:55pm.

The next meeting date and time will be announced via signs and a telephone message.

Respectfully submitted,

Louis Brawer  
Association Manager