

GLENDOWER COURT PROPERTY OWNERS ASSOCIATION
DRAFT MINUTES OF THE BOARD MEETING
VIRTUAL ZOOM MEETING
May 5, 2021

1. CALL TO ORDER

David Peden, President, virtually called the Board meeting to order by Zoom on May 5, 2021 at 6:06 pm. Other board members present were: Charlie Parker, Lynn Baird, Rinku Patel and Steven Carter. Also present was Executive Director, Evalyn Krudy, Architectural Control Committee Chair Grant Kaiser, and Beautification Committee Chair Kathryn Ketelsen.

Members in attendance: Julie Pincus, Chester Labus, Anna Beth Hill, Mike and Melinda Perrin, Ed Gomulka and Lisa Boetcher.

Required notice was given on May 2, 2020.

2. BUSINESS

a. A motion to approve the December 10, 2020 Board Meeting minutes was made by Charlie Parker and seconded by Lynn Baird. Approved.

3. TREASURER'S REPORT

a. Treasurer Rinku Patel gave a verbal update on the treasury, which is tracking to the 2021 Budget, and noted that the 2020 tax filing had been completed.

b. David Peden noted that while the 2021 Budget was "tight" there was no increase in 2021 annual assessment.

c. Rinku Patel noted that we had received a notice of change of ownership from our Landscaping service. The new provider are the crew leaders that have been servicing GCPOA as part of Graham Landscape and Irrigation. A motion was approved to maintain continuity of service with the current Landscape service, and its new owners Jesus and Martin with JR Groundscapes was made by Charlie Parker and seconded by Lynn Baird.

4. OTHER BUSINESS

a. A motion to add Charlie Parker and Steven Carter to the Petition Committee [and to remove Rinku Patel] was made by David Peden and seconded by Lynn Baird. Approved.

b. Charlie Parker reported the Petition in support of the proposed Declaration (Deed Restrictions) had not yet been filed.

c. David Peden instructed the Petition Committee to develop plan in the next 30-days to file the petition and to launch a process to collect signatures from every Property Owner.

d. Adoption of the new Bylaws will be postponed until later in the year.

5. COMMITTEE REPORTS

a. *Beautification*: Kathryn Ketelsen reported that the two Italian Cypress trees in the esplanade on Fairview between Westgate and Dickey Place are in poor shape and recommended that they be removed. The cost for removal was previously approved in the 2021 Budget. Ms. Ketelsen also reported damage to the esplanade sod and shrubbery caused by the recent gas-line work. David Peden requested that she document and photograph the damage and obtain a quote to repair the damage that could be presented to the CenterPoint Contractor executing the gas-line work.

b. *Architectural*: Grant Kaiser reported on two construction issues in the neighborhood:

- 2225 Devonshire – Renovations have been ongoing since 2018. A permit to change the exterior perimeter was granted in November 2019 with work to be completed within 24-months.

- 2216 Salisbury – Construction has proceeded slowly and appears to have been paused for the past 5-month. A permit for construction was granted in April 2020, with work to be completed within 24-months

David Peden asked Mr. Kaiser to contact the owners of each of the properties to make them aware of the issues reported and to seek an update on construction completion.

c. Mr. Kaiser noted that the installation of solar panels would likely become an increasingly requested improvement. David Peden noted that solar panel installation may be approved only if they are not visible from the street as per the GCPOA adopted and recorded policy. The Board agreed to study any changes to the requirements for solar panel installation at a future date.

d. Julie Pincus informed the Board that the property at 2212 Fairview is still in a state of disrepair and that she has reported it to 311. The City has served multiple violation orders on the property.

6. ADJOURNMENT

David Peden adjourned the meeting at 7 p.m.