

Haverford Homeowners' Association
Board of Directors' Meeting
July 25, 2023
7:00 p.m.

A meeting of the Haverford Homeowners' Association was held on July 25, 2023 at the Glenview Public Library at 7:00 p.m.

Board Members Present: Hank Nothnagel, Christopher Shaw, Glenn Davis, Diane Gazda, George Jameson

Also attending: Property Manager Kathy Kreutter, Cynthia Martinez, Foster Premier

HOMEOWNER FORUM

At 7:15 p.m. Manager Kathy Kreutter began the meeting. No questions or comments were received through the mail. Board members responded to questions from homeowners present.

CALL TO ORDER

A quorum being present, and with no further issues to discuss, the meeting was called to order by President Hank Nothnagel at 7:16 p.m.

APPROVAL OF MINUTES OF LAST BOARD MEETING

A **motion** by Hank Nothnagel to accept the minutes from the May 8, 2023 meeting was **seconded** and **unanimously** approved.

Treasurer's Report - June 2023

Glenn Davis

Treasurer Davis reported that finances were in good order, notwithstanding some unforeseen expenses.

	Common Areas	SFH Areas
Total Operating Cash	(\$17,105.13)	\$36,193.78
Total Reserve Cash	\$92,926.11	\$62,495.43
Total Assets	\$98,486.08	\$99,113.21

The negative due to fully expensing costs to be replaced by income during the remainder of the year.

A motion was made by Glenn Davis, seconded, and carried to approve \$20,000 from Reserves Money Market to Operating account to be paid back to Reserves by year end.

COMMITTEE REPORTS

A. Treasurer and Finance
Reported above.

Glenn Davis

B. Vice President and Landscaping Report

Christopher Shaw

The property is over 17 years old, and trees and shrubs have grown accordingly. Chris has recently spent many hours throughout the property adjusting the sprinkler heads to accommodate these changes.

Chris reported that birch and some evergreens and others are overcrowding their spaces or dying out. Each tree can cost approximately \$1,000 to remove, with stump removal sometimes extra.

Blue spruce trees seem to be healthy.

Concrete and bricks are being replaced near the pergolas.

- C. President and Liaison to the Village Report Hank Nothnagel
There are several construction areas that may affect us for a time.
While owners have experienced the traffic delays; we must accept them as necessities.
- D. Secretary and Communications Committee Report Diane Gazda
The Haverford website Home Page now has a link to the form for requesting auto payment of assessments, in order to encourage all owners to sign up.
The information about the process for making alterations, additions or changes to detached homes is also on the Home Page and re-formatted for clarity.
Check the website for meeting dates and minutes and monthly financial reports.

OLD BUSINESS:

- A. A motion was made, seconded, and carried to approve Mariani Contract# 284313- dead birch and stump grind 2663 Summit- \$444.70.
- B. A motion was made, seconded, and carried to approve Mariani Contract# 286448- Prune trees behind 1797-1801 Aberdeen- \$2,450.50.
- C. A motion was made, seconded, and carried to approve 2673 Summit- Roof and gutter replacement.
- D. A motion was made, seconded, and carried to approve Spritz Web Solutions- increase of \$2.00 per month.

NEW BUSINESS:

- A. Next Meeting – September/October, 2023- (2024 Proposed Budget)
Kathy Kreutter will arrange for a date in the library. Kathy will mail a meeting reminder as well as a copy of the proposed 2024 budget to homeowners.
- B. The information will be posted on the website, www.haverfordhoa.com.

ADJOURNMENT

Upon a **motion** duly made, seconded and **unanimously carried** the Meeting was adjourned at 7:26pm.

Respectfully submitted,

Diane Gazda, Secretary