

**Glen Ridge Cooperative**  
**Executive Board Meeting**  
*Via Zoom*  
**November 24, 2021**

Present:

Resident Board Members: Dick McKee, President, Dot Michaelis, Vice-President, Carol Higgins, Treasurer, Lois Happe, Secretary, Eric Goldberg, Sandy Hale, Scott Posocco

New Samaritan Board Member: Paul Shapiro

Community Board Member: Jim Fidanza

Residents: Jim Hamilton, Careen Jennings, Mollie Kirouac, Bob Kremer, Henry Millman, George Salazar, Lee Salina, Jean and Ed Sawicki, Joan Terry, Joan Walker,  
Staff: Stan DeMello

1. The meeting was called to order at 10:00 am.
2. The minutes of October 27, 2021 were approved.
3. Opportunities for members to present
  - a. Henry Millman read a letter to the Executive Board outlining his reasons for opposing the proposal to pave Pond Road. Because accommodation to some circumstances is not mandated by our governing documents nor by legal requirement, doing so would set a precedent that could affect Glen Ridge's financial health.
  - b. Ed Sawicki raised a concern about the brightness of the street lights (not the lights illuminating the sidewalks ) that have been recently installed. He suggested several solutions, i.e., install shields that would direct the light downward, equip the lights with motion detectors that would provide light only when needed, or suspend those lights until remediation takes place.
4. Treasurer's Report
  - a. The financial reports are attached.
  - b. The \$5,000 increase in miscellaneous expenses were essentially payroll expenses.

## 5. Committee Reports

- a. Finance Committee —Carol Higgins reported that Joan Terry has resigned from the Committee, increasing the need to recruit additional members.
- b. Buildings and Grounds
  - i. Sandy Hale reported on the progress of heat pump installation. Beacon plans to complete the installation of 10 units by the end of the year. They have been delayed by staffing shortages.
  - ii. There are 2 estimates for window repair and replacement pending.
- c. Hospitality
  - i. There were two well attended community dinners on October 27 and November 18.
  - ii. A cookie exchange is planned for December 15 and a Holiday Open House on December 29.

## 6. Administrator's Report

- a. Thanks to Lee Salina for planning and conducting the community flag-raising ceremony on November 17.
- b. Gutters will be cleaned by LKG between November 29 and December 6. OSHA regulations prevent the maintenance crew to do this task as they had in the past.

## 7. Unfinished Business

- a. Pond Road paving project —
  - i. Juniper Hill Village Board members are not in support of changing Pond Road. They cited potential increased use by vehicles and the danger of mixing pedestrian and vehicle use, both of which would increase liability exposure for JHV.
  - ii. Tammy Lautz will consult the Camp fund to determine possible use of the grant Glen Ridge has received.
  - iii. Given the financial challenges of Glen Ridge, alternative paths are not immediately feasible.
  - iv. Eric Goldberg suggested we create a Transportation Team that would be available to help individuals join community events as a way to address the needs of individuals whose mobility is in decline.

- b. Small group report
  - i. A summary of the findings has been shared with the whole community via email.
  - ii. The Board concluded that it was an effective way to share information and would be considered as an option in the future.
- c. Revision of the Declaration
  - i. Attorney Berg has completed the work required to bring the Declaration in compliance with legal changes since the document was created.
  - ii. Other changes that the Board wants to make need to be submitted to the attorney.
- d. Annual Meeting
  - i. Information packets for members will be distributed by December 1.
  - ii. Since the meeting will be conducted via Zoom, a written ballot to elect new Board members and to approve the 2022 budget will be included in the packet. As last year, the ballots will need to be returned to the office the afternoon following the meeting on December 14.
- e. The Glen Ridge website is being updated — it was suggested that instructions for its use be circulated to Glen Ridge members so that information is readily available to everyone and we reduce the amount of paper needed to share information could be reduced.

## 8. New Business

- a. Resolution of appliance policy for Declaration revision.

**It was moved, seconded and voted unanimously to Revise Article V, Section 5.5(a) of the Glen Ridge Declaration to read:**

***The Corporation shall be responsible to maintain, repair and replace for each unit, a hot water heater, a garage door opener, a garbage disposal and smoke detectors. Each Member shall afford the Corporation and its agents or employees access through his Unit reasonably necessary for those purposes.***

**To add the following subsections to Section 5.5 (a):**

***(i) For any Member who became a Unit Owner prior to January 1, 2022, the Corporation shall also be responsible for the maintenance, repair and***

*replacement of any stove, stove hood, refrigerator or dishwasher which were provided by the Corporation.*

To revise Article V, Section 5.5(c) to read:

*(c) A Member is responsible for the interior redecoration of the Member's Unit and for any repairs, maintenance or replacement required to put and keep in good repair the interior of a unit, including the surfaces of the ceiling, walls and floors, as well as all plumbing and electrical fixtures, kitchen cabinets, bathroom vanities and appliances, except for items specifically listed in section 5.5(a) as the responsibility of the Corporation.*

- i. This resolution will be submitted to Attorney Berg to render it in proper legal language.
  - ii. Upon completion of the draft, a discussion will be held for the Glen Ridge community so that the meaning and implications of the proposed changes may be understood.
  - iii. A special meeting will then be called for the sole purpose of approving the revisions; a positive vote by 67% of the members is required for adoption of the changes.
- b. Potential Fair Housing violations in the language of the original Offering Statement and Membership Application for Glen Ridge.
- i. Stan will investigate whether the Offering Statement is still being used.
  - ii. The membership application needs to be revised to eliminate any language that is discriminatory.
  - iii. ADA requirements do not apply to the Association, although individual members may install interior features(at their expense) to enhance their mobility and/or safety.
- c. **It was moved, seconded and voted unanimously to pay Stix and Stones \$2,250 from the Operating Account for lawn service between August 25 and October 19, 2021.**
- d. Discussion of street lights
- i. Stan has forwarded photos of the current brightness to CMC Energy to secure remediation.
  - ii. Stan is to inquire whether the former lights could be returned.
  - iii. Currently light sensors are installed on the street lights; a suggestion was made to install motion detectors as well.

9. Next Board Meeting — organization of 2022 Board

- a. Thanks to Carol Higgins and Dot Michaelis for their commitment and dedication as members of the Executive Board.
- b. The returning members and new members will convene via Zoom on Wednesday December 15, 2021 at 1:00 pm. The purpose of the meeting is to elect officers for the coming year and to appoint members of the committees.

10. The meeting was adjourned at 11:58 am.

Respectfully submitted,

Lois Happe, Secretary