**Glenhurst HOA Board Meeting**

**August 19, 2014**

**Board Members: Present**: Bill Holloway, David Mueller, Gene Daniel  
 **Absent:** Steve Smith, Linda Brundage

**Committee Members: Present:** Connie Poppe, Bobbie McGrew, Diana Forrest, Herb Forrester, Malinda   
 Eggleston, Mickie Schicht

**Absent:** Judy Johnston

**Guests:** Henry McGrew, Vicki Holloway

**Meeting started at 7:00 PM with a review of the Meeting Minutes of 7-15-14: Approved**

**Treasurer Report**: David Mueller

Statement of Assets, Liabilities and Capital (unaudited) were reviewed. With the seven months ending July31, 2014, we are within or under budget in all areas with the exception of the additional costs associated with web renewals. Dues have surpassed the budget projections for the year due to the increased building in the community.

**Closing Company Report**: Shirley Salgat

None at this time. Those working with the company reported that communication was going well. It was suggested that the company’s information be listed on the Glenhurst website for the use of closing company requests.

**Old Business**: Gene Daniel with Litigation Updates

Swimming pool: Completed with lawyer fees awarded.

Red Roof: Matthew Winton reported that we have two options at this point: 1) go back to court or 2) file for a summary judgment. His recommendation was to file for summary judgment.

After discussion of the presentation of the cost accumulated at this point and cost estimated to proceed, the board voted to pursue the summary judgment. Bill Holloway will notify our lawyer, Matthew Winton, to proceed.

The board has not heard back from the developer on the proposed transfer of a lot to the association listing conditions and restrictions. Malinda was asked to follow up with Carter Foree.

**Covenant Committee Report:** Bill Holloway

The committee reported a spreadsheet with the latest letters sent for violations. Overall, there have been fewer violations recently, which is good considering the increased number of homeowners. Another satellite dish on the side of a house was reported to the covenant committee to view for a ruling on meeting covenant . Also, construction of a “structure” in a back yard was discussed and Gene was going to contact Carter Foree to see if the architectural committee had been contacted for approval. Some homeowners have not responded to repeated letters for the same offense. The committee requested guidance from the Board as to how they want to proceed. Discussion was held and the result was a vote by the Board to contact our lawyer to send “demand” letters to these individuals. The covenant committee is to send the information to Gene Daniel who will contact the lawyer.

**Landscaping:** Malinda Eggleston

It was reported that the August Yard of the Month was awarded to Mark and Diana Ribelin, 5803 NW 117th Street.  
The association received a check from AT&T for the repair of irrigation broken by AT&T trucks on 122nd at the location of their control box.

Two proposals were submitted to the Board for consideration and approval:

1. New sprinkler control boxes and station expansion modules are needed to replace partially defective boxes at 122nd and 118th street. Additionally, rain sensors at both locations were requested to minimize the water bill.  
   Online research information was provided to order the equipment at an expense of $632.31 plus an estimate of $200 for the installation.
2. A bid from a tree service was presented to remove 17 cedars trees on 122nd right-of-way that are dead or dying from age and bagworms that could not be controlled. This includes cutting several vines out of the trees that are still somewhat healthy. Cost involved is $680. The long-range plan is to remove all of the evergreens and replace with new material in conjunction with the master plan of the Capital Improvement committee.

The board approved both of these requests as the budget allows for the expense.

Fall flower cost was presented which will create an overage in the flower budget. Approval was given to proceed.

**Newsletter**: Connie Poppe

Fall newsletter will be posted on the web page by Labor Day. Only two committees had submitted articles at this time. Methods of newsletter distribution were discussed to try to increase the readership of the association members. Other methods, i.e. hand delivery or mailing, require involvement/commitment by neighbors or cost to the association. Nothing was resolved at this time.

**Security:** No Report

It was discussed that three trees were knocked over by a vehicle: two hollies on 116th and 1 urbanite ash on 118th. Two of the trees have been replanted to see if they will survive. A police report was filed for the property damage.

**Social:** Diana Forrest

Neighbor’s Night is scheduled for Tuesday evening, September 9 in conjunction with Neighborhood Alliance. The committee has chosen Poblano Grill to cater. A proposal was made to the board to rent a sound system and ask our neighborhood “rising star” to sing again. The cost altogether will put the social budget “over” budget. The board approved the additional expenditure.

**Website:** Bobbe McGrew

A printout was provided showing the location of all the “hits” being received on the site. The directory is being kept up to date with new homeowners as the housed close. The Gmail account was discussed with agreement that mail received would be forwarded to the appropriate board member/committee chair for response. Resolution need not be sent back to the Gmail account.

Contact information for the management company (White Enterprises) and the architectural review board (Carter Foree) will be posted on the webpage.

**Welcoming:** Mickie Schicht

All is going well and communication with the management company on new homeowners is going smoothly. Contact is made in person once and if no one is home, a note is left on the door to call for a convenient time for packed delivery. Response to the notes has not been very good, so therefore making contact will new homeowners has not been possible.

**Capital Improvement:** Herb Forrester

The committee has not had many meetings thus far, but contact has been made with a landscaping company for an overall plan to improve the common areas with ideas of landscaping, fencing, possible pergola, walking trains, benches, etc. This company recommended using a landscape architectural firm to submit an overall design for a five-year plan to upgrade the common areas. The Board was asked for their thoughts and approval to hire a firm to submit a plan and it was approved.

Some preliminary costs were thrown out for iron fencing on the north end of the pond for safety and later to replace the vinyl fences at the south end of the pond and north/south end of the dry pond (more estimates were requested).

Cost of planting eight Urbanite Ash trees along the west side of Glenhurst Blvd. along the gated fence to match the other gated fencing landscape was presented. Trees should not be planted until early in the new year. The committee will continue with their improvement efforts.

**New Business:**

Quotes have been requested from our insurance carrier for the cost of PI insurance on the pond and dry pond area.

Lights were reported out on the Glenhurst signs at 122nd and 118th. Malinda will contact Hayes Electric for replacement.

**Next Meeting:** Tuesday, September 16 @ 7:00 pm. The NW Library’s new policy is to reserve rooms only one week prior to a meeting. Therefore, the Secretary will need to call on September 9th to reserve a room.

Meeting adjourned 8:50 pm.

Respectfully submitted, Malinda Eggleston