

# Glenhurst HOA | MINUTES

Meeting date | time 11/16/2021 | 7:00 PM | Meeting location Zoom Link

## BOARD MEMBERS

President	Tiffany Motley	Present
Vice President	Patty Barrett	Present
Secretary	Pam Stark	Present
Treasurer	Janet Farhood	Present
At Large	Jack Brundage	Not Present

## COMMITTEE MEMBERS

Capital Improvements	Stan Motley	Not Present
Covenants	Diane Strube	Not Present
Landscaping	Malinda Eggleston	Present
Security	<Vacant>	
Social	Ronnie Lawson	Not Present
Web Page/Social Media	Todd Vogel	Present
Welcoming	Mickie Schicht	Present

## GUESTS

Doris Washington	

## MEETING CALLED TO ORDER AT 7:00 PM

### APPROVAL OF MEETING MINUTES:

- The *October* Meeting Minutes were approved via email and posted to the website.

## BOARD MEMBER REPORTS

### President

- A. Received two emails this month. One concerning the AT&T work in the neighborhood and the other concerning having a dog park in the addition. The AT&T complaint was referred to AT&T and the City Action Center. The board discussed the request for a dog park, it was determined there is no available space for it in the neighborhood and there would be numerous liability issues.

### Treasurer

Collection report: as of November 16, 2021, there are still 5 homeowners past due on annual homeowner dues/property liens. There are upcoming expenses from the Landscape Committee:

Flowers - \$4400.00

Hayes Electric - \$2150.00

Our HOA bank statements are reviewed and reconciled by our financial management company, White Enterprises.

### Collections Report

Past Due HOA Assessments – 5 homeowner liens, \$1928.15 owed

### Increase in Funds/Comparison to Budget – Through October 31, 2021

Monthly Interest	\$4.49
Dues Collected	None
YTD Increase in Funds Compared to Annual Budget	99.81%

### Expenses/Comparison to Budget – Through October 31, 2021

Monthly Total Expenses	\$3436.56
Year to Date Expenses Compared to Annual Budget	72.7%

**Account Balances**

	Quick Book Balances as of October 31, 2021	BOK Balances as of September 20, 2021
Checking Account	\$10,178.78	\$14,699.74
Reserve Account	\$105,800.24	\$99,800.24

**Transfer from Checking** - \$6000.00 11/9/21 for November expenses

**Notes/Unusual Expenditures**

- (1) October Board approval of \$2150 to Hayes Electric for wiring and light junction boxes in south 118 flower bed and dedicated line to sprinkler box to prevent sprinkler system GFI faults, shorts and downtime. Will hit November P & L
- (2) Request approval for Neighborhood Alliance donation of \$200. The HOA Board approved this donation.
- (3) Proposed Budget for 2022 – Items for Discussion:
  - A. “Recap of Legal Expenses” vs. “Legal Fees”
  - B. Budget for Repairs – A discussion was held about repair expenses versus capital expenditures. The HOA Board approved that an expense should not be considered a capital expenditure unless it was a minimum of \$500.00 and was not for maintenance or repair of HOA grounds or property.
  - C. Grounds Budget
  - D. Insurance expense

## COMMITTEE REPORTS

### Capital Improvements

Stan Motley

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No report

### Covenants

Diane Strube

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No report

### Landscaping

Malinda Eggleston

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There are 12 new, donated trees to be planted on the west side of the pond in the common areas and other common areas in the neighborhood. The Christmas lights will be installed after Thanksgiving. The electric is now repaired. There will be 2 replacement trees planted on 118<sup>th</sup> st.

### Neighborhood Patrol

<vacant>

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Not active

### Social

Ronnie Lawson

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- Still researching on the cost and options to stock the pond with bass.
- Will be researching vendors for the spring picnic.
- The after Christmas party will be placed on hold due to Covid.

### Web Page

Todd Vogel

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Everything is up to date. Still checking on when individual access will be available through the Vista Print program. The contract will end this spring with Vista Print. Todd will look at possible other options for the Glenhurst website.

### Welcoming

Mickie Schicht

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3 new residents were welcomed this month. Additional TLC gift cards will be purchased.

**MEETING ADJOURNED 8:44 PM**

**NEXT MEETING: JANUARY 18, 2022 ON ZOOM**

**ALWAYS CHECK THE WEBSITE AND CALENDAR FOR UPDATED INFORMATION.**