

MINUTES

GLENHURST HOA MONTHLY MEETING NOV 19, 2019 @ 7:00 P.M.

Attendees:

Board of Directors: Ronnie Lawson, Tiffany Motley, Bruce McAfee, Christina Sanders, Kevin Truong

Committee Chairperson: Herb Forrester, Steve Smith, Sandy Wavers, Malinda Eggleston, Mickie Schiecht

Approval of October 2019 minutes approved via email Oct 28, 2019 and posted on website

Board Reports: President

- 1) Annual meeting Feb 18, 2020 7pm in Room A at the Northwest Library
- 2) Board of Directors will meet December 17, 2019 to finalize budget
- 3) Glenhurst purchased new signs: two Christmas party, two picnic, two HOA dues. for the south entrances. Jack Pratt total cost \$717.83 Quote #37708 on 11-13-2019. Motion by Ronnie Lawson, 2nd Christina Sanders, motion discussed and approved

Treasurer:

- 1) Financial Account Balances of Nov 19, 2019
BOK Checking: \$ 8788.08
BOK Reserve: \$ 153,858.89
- 2) October paid expenses \$4,072.09.
- 3) October increase of funds \$109.30
- 4) Budgeted expenses January through October 2019 60%
- 5) Collection report that there are a total of eight outstanding dues from 2018, which total \$3770.74
- 6) Reviewed proposed 2020 budget; Board Approved draft.

Other:

White Enterprises, LLC to mail out annual dues notices on December 1, 2019. Dues are due by Dec 31, 2019.

Committee Reports

Capital Improvements:

- 1) Bench installation
- 2) Concrete and Asphalt estimate for February meeting (possibly December)

Covenants: Sandy Wavers resigned as of November 19, 2019; New Committee Chair: Sean Gilmore
Committee member: Doris Washington, Diana Strube
Thank you Sandy for volunteering.

Landscape: Blue ribbons will be put around trees that will be kept

Security:

1. Discussed the advantages and disadvantages of hiring security for the neighborhood. It was reported that 24/7 security would likely run the HOA about six figures per year.
2. Six reported incidents:

11800 block of Sawgrass Rd, Credit Card/ATM
11900 block of Glenhurst Blvd; vandalism
5400 block of NW 118TH CIR; burglary
5400 block of NW 118TH CIR; vandalism
5400 block of NW 117TH ST; burglary
5400 block of NW 122ND TER; burglary

Social: Social Committee Chair: Ronnie Lawson, Committee member: Christina Sanders , Doris Washington, and Diana Strube

- 1) Glenhurst after Christmas party: Dec 27, 2019. ROCOCO North Penn Ave. (28th and Penn) from 6pm to 9pm. Please RSVP for headcount.
- 2) Note: Gaillardia Clubhouse room rental \$750.00 Water Edge room rental \$900 Noah's Event center room rental \$1390 Twin Hills room rental \$400 ROCOCO room rental \$0

Welcome: Get new homeowner email address and give it to (HOA Secretary)

Old Business: Tiffany will send questions about billing to Matthew Winton (HOA Attorney)

New Business: *Glenhurst dues will go out Dec 1, 2019* and renewal of Directors / Officers Liability insurance: \$1575.00 for one year.

- 1) No dumping on common area without communicating with the board.

Guests: Katie and Julio Suarez, Janet Farhood, Craig and Donna McGriff

Reviewed neighbor (guests) concerns:

- Rental Property liens
- Trail
 - Concerns about the trail and homes around the pond (safety and privacy)

- Maintenance
- Approval of trail - vote to take place at annual meeting
- Pond
 - Signs to show pond is for residence only
 - Report suspicious activity to authorities
- Neighborhood communication methods (newsletters (Constant Contact), email, etc.)
- Communication of items that were approved

Meeting Adjourned: 7:58 p.m.

Next HOA Regular Board Meeting: Tue January 14, 2020

*** Board of Directors will meet in Dec17, 2019 to finalize the budget ***