

Glenhurst HOA | MINUTES

Meeting date | time 07/17/2018 | 7:00 PM | Meeting location Northwest Library

BOARD MEMBERS

President	Bruce McAfee	Present
Vice President	Lonnie Eggleston	Present
Treasurer	Melinda Paine	Present
Secretary	Tiffany Motley	Present
At Large	Ronnie Lawson	Present

COMMITTEES

Capital Improvements	Herb Forrester	Present
Covenants	Sandy Wavers	Present
Directory	<Vacant>	
Landscape	Malinda Eggleston	Present
Security	Steve Smith	Present
Social (Picnic)	<Vacant>	
Web Page/Media Host	Judy Smith	
Welcoming	Mickie Schicht	

HOA MANAGEMENT COMPANY

White Enterprises	Janeen Myles
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GUESTS

Stan Motley	

MEETING CALLED TO ORDER AT 7:00 PM

APPROVAL OF MEETING MINUTES:

- Monthly Board Meeting, June 26, 2018 approved via email

BOARD MEMBER REPORTS

President

- A. Meeting with HOA Attorney, Matthew Winton

- i. Bruce, Lonnie, Sandy, and Tiffany met with the HOA attorney to understand/clarify several subjects including properties under litigation, covenants, and neighbor disputes. The meeting was informational only.
- B. Office Building Construction 118th/MacArthur Update
 - i. Conversations regarding fencing are ongoing. An iron fence of approximately 200ft has been discussed. Approximate cost is \$13,500 to be split 50/50 between the office building developer and the HOA. No decisions have been made.
- C. Glenhurst Villa's Progress
 - i. As noted before, the Villa's has formed their own HOA. They will be setting up their own website.

Treasurer

- A. Financial Account Balances as of July 17 @ 4:55 PM
 - a. BOK Reserve: \$140,078.29
 - b. BOK Checking: \$33,789.24
- B. June Increase of funds: \$0
- C. June Paid Expenses: \$6,897.82
- D. Expenses and Budget through June: 42% of the budget has been consumed.

Other

- A. Bobby King Pre-Trial Date October 4, 2018 for the unfinished house on 117th Terr.
- B. While slow, progress is being made on the litigation concerning the stem wall at the corner of Wileman Way and 117th St.

COMMITTEE REPORTS

Capital Improvements

Herb Forrester

Sidewalk project hoping to get started in August.

Covenants

Sandy Wavers

18 letters sent: 15 yard condition; 2 number of cars in driveway; 1 fence in disrepair

Landscaping

Malinda Eggleston

Yard of the month: 12212 Wileman Way. Homeowners: Bryan and Laura Chouinard.
A request has been made to get the Willows on the Dry Pond trimmed and cleaned up.

Security

Steve Smith

No reportable incidents for the month of May
New Patrol signs have been purchased.

Social

Board voted to not hold a fall picnic since attendance is usually very light.

Web Page

Judy Smith

.Up to date including featuring the Yard of the Month for July.

Welcoming

Mickie Schicht

No new residents have been reported.

OLD BUSINESS

- A. Advertising on the HOA Website (Tabled last month).
 - a. We could legally sell advertising without losing non-profit status. The revenue from advertising, if over \$100, would have to be considered unrelated business income and would be taxed at 30%. The board voted to not allow advertising on the HOA website.

NEW BUSINESS

- A. Neighborhood Sidewalks that are raised and could present tripping hazards.
 - a. This has been raised and addressed with HOA and homeowners in the past, it's a common question. Sidewalks are the homeowner's responsibility. Below is information from OKC municipal code/ordinances.

ARTICLE III. - OTHER PROVISIONS RELATING TO CONSTRUCTION AND REPAIR OF SIDEWALKS, CURBS AND DRIVEWAYS

§ 50-101. - Power of Council to order sidewalk construction, repair, etc.

§ 50-107. - Sidewalk repair/replacement program application and fee.

Can be found at:

https://library.municode.com/ok/oklahoma_city/codes/code_of_ordinances?nodeId=OKMUCO2010_CH50STSI_ARTIIIOTPRRECORESICUDR_DIV1GE_S50-107SIREREPRAPFE

MEETING ADJOURNED 8:00 PM

NEXT BOARD MEETING: TUESDAY, AUGUST 21, 2018 IN THE NORTHWEST LIBRARY