

Glenhurst HOA Annual Meeting | Minutes

Meeting date | time 02/18/2020 | 7:00 PM | Meeting location Northwest Library

BOARD MEMBERS

President	Ronnie Lawson	Present
Vice President	Tiffany Motley	Present
Treasurer	Bruce McAfee	Present
Secretary	Tiffany Motley	Present
At Large	Kevin Truong	Present

COMMITTEES

Capital Improvements	Herb Forrester	Present
Covenants	Sean Gilmore	Present
Landscape	Malinda Eggleston	Present
Security	Steve Smith	Present
Social (Picnic)	Ronnie Lawson	Present
Web Page/Media Host	Todd Vogel	Present
Welcoming	Mickie Schicht	

HOA MANAGEMENT COMPANY

White Enterprises	Janeen Myles
-------------------	--------------

MEETING CALLED TO ORDER AT 7:10 PM

At 7:00 PM Residents were still arriving and being registered.

The HOA President started the meeting and presentation at 7:10.

This is the presentation used to conduct the meeting.



Glenhurst Meeting
Feb 2020_20200216

The minutes will document any additional questions received from the residents and discussions that occurred during the designated open discussion or the voting slides.

- Call for volunteer to take over the Neighborhood Watch as Steve Smith is stepping down
- Call for volunteer to help Mickie Schicht on the Welcoming committee
- Acknowledgement of all past HOA presidents that were in attendance and an acknowledgement that most of them have remained in service to the HOA following their terms as president.

Treasurer Report and Budget Review

- Resident Question: Are the dollars in reserve shown in a savings account or are they in an investment account?
 - The reserve dollars are in a savings account
- Resident Question: What makes up the \$2,500 Christmas Budget line item?
 - Lights being installed and taken down, incidentals, like extension cords, and off-site storage of the lights.
- Resident Question: The Christmas budget seems steep, is there an opportunity to re-bid?
 - Yes
- Resident Question: What is in the storage unit?
 - Several different items used by the HOA like signs, garage sale banner, tables, ice chests, etc.

Janet Farhood motioned to approve the proposed budget.

Betty McAfee seconded the motioned

Additional Discussion

Resident Question: Why wouldn't we invest part of our reserve funds?

The board can consider this moving forward

Resident Question: Can the board do that as a not for profit?

We will investigate the options. We are not sure.

Motion approved unanimously.

Herb Forrester, Chairman of the Capital Improvements committee and former HOA president, provided a history of the Glenhurst Development and his knowledge of the developer commitments when Herb took over as president. Herb explained there was a PUD submitted by the original developers outlining the plans for the pedestrian walkways or walking trails and how all sections would be connected.

Herb continued to go through the history behind the capital improvements plan developed in 2012 and approved in 2013 and the subsequent steps the HOA has made to approve and implement parts of the defined plan.

- Many residents in attendance provided their opinions of trail construction materials including both pros and cons associated with each option presented; asphalt, crushed granite, and concrete.
- Several residents asked questions regarding cost, maintenance considerations, construction materials, soundness of the investment, etc.
- Residents expressed concerns and or support for the trails. Concerns including safety, litter, maintenance, property value, and aesthetics. Support included aesthetic appeal, property and neighborhood value, access for all residents including wheelchairs, walkers, and strollers.

Each resident with a question, concern, or opinion was provided up to 3 minutes to address the group.

Greg Clyde motioned to approve Option D (construction of the trail in concrete)

Jack Brundage seconded the motion.

Lonnie Eggleston motioned to table Greg's motion

Steve Smith seconded

Motion Carried to table Greg's motion.

Janet Farhood motioned to approve Option A (no trails)

Mary Winn seconded the motion to approve Option A (no trails)

The motion was declined with 38 for Option A and 60 opposed.

Resident Question: Did we achieve quorum?

Yes, Diane Strube, lead registrant, reported we accounted for 146 residents through registration and/or proxy, 144 were needed.

Steve Smith motioned to take Option B (Asphalt trail) off the table due to open discussion comments

Carol Comp seconded the motion to take Option B off the table

Motion Approved.

A vote was conducted for the remaining two options.

Option C (crushed granite) received 20 votes

Option D (concrete) received 60 votes

Option D, to build the trail around the wet pond using concrete, was approved.

Judy Harris addressed the issues we have been having with the Urban Ash Trees in the neighborhood.

Bruce McAfee motioned to approve \$24,000 to remove and replace the Urban Ash trees.

Mike Forrest seconded the motion to approve \$24,000 to remove and replace the Urban ash trees.

Motion was approved unanimously.

Board nominations were requested, no nominations were made from the floor. There was a call by President Ronnie Lawson several times for volunteers to join the HOA board of directors, the following residents volunteered

- Mary Winn
- Patty Barrett
- Jack Brundage

Steve Smith motioned to approve these volunteers and the two current Board members, Tiffany Motley and Bruce McAfee, who were willing to continue serving for the HOA Board of Directors

Tiffany Motley seconded the motion to approve these five for the HOA Board of Directors

Motion approved unanimously.

MEETING ADJOURNED 8:50 PM

NEXT REGULAR BOARD MEETING: TUESDAY, MARCH 24, 2020 IN THE NORTHWEST LIBRARY.