

MINUTES
GLENHURST HOA
ANNUAL MEETING
FEBRUARY 21, 2017

The Glenhurst annual meeting of homeowners was held on Tuesday, February 21st 2017 in Meeting Room B of the Northwest Library. There were approximately 56 in attendance. The meeting was called to order at 8:00 pm by Sandy Wavers, HOA President. Other officers present were Lonnie Eggleston, Vice President, and Marv Grosche, Member At Large. Melinda Paine, Treasurer, was not able to attend. Briefing charts were shown on an overhead screen and hard copies were provided of the 2017 Proposed Budget.

These meeting minutes supplement the slides presented at the meeting. The Slides are also available on the Glenhurst web page.

Ms Wavers welcomed those attending and introduced the HOA Board Members as well as the Committee Chairs. She briefly covered some of the HOA's achievements over 2016 to include:

- The soon-to-be constructed pavilion in the "picnic area" for use by neighborhood residents.
- The transfer of ownership of all common areas from the developer to the HOA.
- Replacement of landscaping destroyed in an auto accident at the NW 122nd Street entrance.
- Neighborhood picnic in June attended by over 100 residents and children.
- HOA took advantage of a free irrigation system inspection by OKC Water Department to improve performance. Many improvements/efficiencies were realized as a result.
- A Neighborhood Directory was developed, printed, and distributed.

The Treasurer's Report was the next order of business and was presented by Lonnie Eggleston.

- Income statement for 2016 was shown with actual revenues and expenses compared to the 2016 Budget. Notable entry on the Revenue portion was the receipt of \$20,000 resulting from litigation on the "red roof" house. This is a "one time" event and is actually a recovery of legal expenses in prior years. Expenses overall were below what had been budgeted. However, there were a few categories which exceeded budget. Water was 34% higher reflecting the drought conditions we experienced in late summer. Christmas decoration were higher due primarily to a 2015 expense for wreaths being posted in 2016. Printing a reproduction were also higher due to the printing of the Directory. Overall, the net effect was a profit for 2016 of \$46,427.45. This amount migrated to the HOA Balance Sheet. One other area noted was the Application of Capital Funds totaling \$25,245. These monies were for the architectural costs and down payment for the Pavilion to be constructed in 2017 in the picnic area. These funds along with those spent in 2017 will be capitalized and reflected as an asset on the HOA Balance Sheet.

- Balance Sheet reflects the monies spent on the pavilion as an asset. Accounts Receivable showed a negative balance reflecting a prepayment of 2017 HOA dues made at closing in late 2016. The HOA's equity (value) at the end of 2016 was \$142,346.60.
- The Proposed 2017 Budget was presented. The revenue was projected to be \$96,960 and was based on the number of residents. Expenses were projected to be a little higher in 2017 versus 2016. Most notable were utilities, projected to be up a little over \$1,000. Neighborhood events is expected to be a little over \$2,000 higher as the HOA will have two picnics versus the one we had in 2016. In addition, Insurance is expected to be approximately \$1,500 higher due to insuring the new pavilion. The Budget reflects an overall profit of \$27,630. The Capital Funds outlay in 2017 is expected to be \$53,730.
- QUESTION: Does the HOA have any outstanding/delinquent dues? Yes, although the exact information was not at hand during the meeting it was thought to be around 15. Follow up shows there are actually 18 residents with delinquent dues totaling \$8,431 (as of Feb 22, 2017). At least two of these properties have existing liens or are tied up in litigation.
- PROPOSAL: Motion was made by Steve Smith that the 2017 Budget be approved. A second was made by Jim Davis. The Budget was approved.

Capital Improvements portion of the meeting was covered by Lonnie Eggleston who was filling in for the Chairperson Herb Forrester. Committee members are Herb, Arsine Basmadjan, Marv Groche, and Lonnie Eggleston. The Committee met several times during 2016 and began work on design and construction of a pavilion to be located on the common area just north of the pond.

- The architecture firm used was HFSD. Based on the HOA Committee's requirements they designed a plan for the pavilion. It is to be patterned after the pavilions located at the entrance to the Bluff Creek Bike Trails. They also assisted with the solicitation of construction bids. ACS Playground Adventures Inc. was selected as the contractor.
- Construction costs total \$69,420. Architectural cost was \$3,855. Estimated cost associated with landscaping and sprinkler system is \$5,700.
- Construction is expected to begin in February and be completed in March/April.
- DISCUSSION:
 - Q: What is the approximate size of the structure?
 - A: The structure is 18ft X 18ft square with a metal roof.
 - Q: Will there be electricity and water?
 - A: Yes, there will be an electrical outlet (no lights) as well as well as "horsehead" water faucet.
 - Q: Who can use it and can they make reservations?

A: It is available for use by Glenhurst residents to include the Villas. At present we do not have a procedure for reserving the pavilion and will have to develop one.

The Covenants Committee piece of the meeting was led by Lonnie Eggleston. He along with Jerry Duncan currently comprise the committee. Volunteers were solicited. None forthcoming.

- During 2016 the Committee sent a total of 76 letters pertaining to 55 covenant violations. Some of the violations required 2nd and 3rd follow up letters which is why more letters were sent than violations. Overall, 80% of the 55 violations were corrected. The letters do work however, there are roughly six residents which have made no attempt to correct the covenant violation.
- Yard maintenance (22) is the largest category of covenant violation followed by tree violations (12), trashcans (11), satellite dishes (5), trailers/vehicles (3), and basketball goals (2).
- Although not a covenant violation a plea was made for those residents who walk their dogs, to pick up after them when they "mess" in another neighbor's yard.

Sandy Wavers noted that the new Glenhurst Directory was published and distributed in 2016. Residents that do not want to be a part of the directory can opt out.

Malinda Eggleston delivered the Landscape Committee's report. She stated that during 2016 the HOA separated the entrance and median beds at the entrances from the common grounds maintenance. It was felt by the Committee that this split of responsibilities and contractors yielded better results and will be continued in 2017. She indicated that additional sprinkler heads will be installed in the NW pond area to improve coverage during 2017. New LED Christmas lights were purchased in 2016 and she recognized Stephanie Liuzza for doing an outstanding job decorating the entrances for the Holidays.

Q: Is more plant material planned at the entrances?

A: Except for seasonal flowers/color, no. The focus will be on trees and landscaping around the new pavilion once complete.

Q: Can the drainage ditch north of the pond be cleaned out and the volunteer tree removed as it is catching debris from the pond?

A: The City will be contacted to clean the overflow north of the pond.

Suggestion: Add more bright colors in flowers at the entrances.

Response: This will be taken into consideration. However, the priority is to plant material that will provide the most color, but more importantly, survive in the harsh Oklahoma weather conditions, i.e. heat and drought.

Steve Smith, led the discussion pertaining to the Security Patrol. He stated there were 16 reports of crime in our neighborhood during 2016 compared to 6 reports in 2015. The most frequent crime was burglary. In many instances this involved unlocked homes or vehicles. He

said they still need new members. Steve also addressed a question about Garage Doors being left partially or fully open. Home owners should notify their neighbors when doors are left open.

Judy Smith covered the social activities. The Social Committee did not have a Chair for 2016. Neighborhood garage sale is the first weekend of May. Homeowners are responsible to obtain the permit from the City-can apply on line and fee is added to the OKC utility bill.

The spring picnic for June is coming soon. We have a great "pit master" who volunteers the food prep but need volunteers for the other picnic details. If we do not get a volunteer to lead each picnic, they will be cancelled.

The Christmas Party date has been set for December 8 at the Green's. Diane Strube has again volunteered to be the lead on this event. If we cannot meet minimum participation requirements, this event will be cancelled.

Judy Smith gave a report on the web activity for the previous year and reviewed the information available on the website. You must apply for an account to log in and view meeting minutes, photos etc. This is the best way to communicate neighborhood information so we recommend joining this page for the latest news and events. Glenhurst also has a facebook page and is a part of the Nextdoor blog for neighborhoods.

Mickie Schicht reported on welcoming 32 new residents in Glenhurst and 10 new Villa residents. She asked for volunteers for her committee.

The elections were held for offices on the board. The four current board members volunteered to retain their seats another year and Bruce McAfee volunteered for the open position. A vote of the homeowners confirmed these individuals to serve. The elected members will meet to decide which offices they will preside over for 2017.

Open discussion topics at the end of the meeting were as follows:

Q: What is the status of the incomplete homes in the development that have been abandoned by the builder?

A: The HOA has joined with the developer (at their expense) to seek legal assistance to resolve.

Q: What can be done with the speeding traffic coming through the south streets from Bluff Creek into the neighborhood?

A: The HOA approached the developer and the City a few years ago to put a STOP sign at the Grove entrance but could not get it approved. The new opening to the east from Bluff Creek also was required by the City as they want neighborhoods to connect with access/egress for emergency vehicles. The board looked into the City process to have stop signs and/or speed bumps added at various locations in the neighborhoods. The process is very laborious and

usually yield signs are the first option in the process. If a homeowner would like to volunteer to look into this process again, the board would be willing to support. The first place to ask for information is our ward councilman.

Q: Can sidewalks be added between 122nd Terrace and 120th for Library access?

A: The board will discuss this project at the next meeting.

Q: How do we stop people who are running through the neighborhood in dark clothing at night or before sunrise?

A: We can try to promote awareness and there is information on the Glenhurst Web site reminding individuals.

Meeting adjourned.