

# Glenhurst

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ANNUAL HOA MEETING

MARCH 8, 2022

# Agenda

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Glenhurst Community

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Board Members

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Committee Members

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Committee Reports

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Treasurer's Report

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Board of Directors & Election Instructions

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Questions & Answer

# Your Glenhurst Community

Thank you all for working together to keep Glenhurst a desired subdivision in which to live!

The Glenhurst Subdivision of OKC has 7 developed sections spanning 140 acres.

- Included are 7 acres of common area.

As of December 31<sup>st</sup>, there are 455 potential homeowner lots with 449 property owners paying dues:

- 390 non-gated lots
- 65 gated lots in the Villas
- 6 without a home/individual property owner

With 449 owned homes using an estimated average value of \$350,000 per home, our community's property value is in the area of **One Hundred Fifty-Seven Million Dollars.**

# Board of Directors

President – Tiffany Motley

Vice President – Patty Barrett

Treasurer – Janet (Nunu) Farhood

Secretary – Pam Stark

At Large – Jack Brundage

# Committee Chairs

Architectural – Carter Foree

Capital Improvements – Stan Motley

Covenants – Diane Strube

Landscaping – Malinda Eggleston

Social – Diane Strube

Web & Social Media – Todd Vogel

Welcoming – Mickie Schicht

# Committee Reports

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# Capital Improvements

Stan Motley – Committee Chair

Bruce McAfee

Arsine Basmadjian

Lonnie Eggleston

Marv Grosche

## 2021 No Planned Projects

Following the 2020 Walking path project, there were no Capital Improvements projects planned during 2021.

## 2020 Walking path project Recap

The completed walking path is approximately 1600 linear feet. The loop formed by the walkway is approximately  $\frac{1}{4}$  mile for those that want to calculate walking distances.

Budget		
	Initial Budget	\$81,250
8/26/2020	Steps & Benches	\$7,000
10/20/2020	Approach to Steps	\$1,500
11/17/2020	Additional for Approach	\$353
	<b>Total Budget</b>	<b>\$90,103</b>

Expenses	
Architect	\$450
Sidewalk & Steps	\$83,017
Benches	\$1,708
Approach to Steps	\$1,853
<b>Total Expenses</b>	<b>\$87,028</b>

# Covenants

Diane Strube – Committee Chair

Todd Vogel

Sean Gilmore

Jan Carr

You can now email the covenants committee at:

[glenhurstcovenants@gmail.com](mailto:glenhurstcovenants@gmail.com)

Violations	2021
Total Letters	99
Yard Maintenance	29
Trash Cans	39
Missing Trees	22
Signs	9

## Glenhurst Covenant's read:

- Each owner shall keep all shrubs, trees, grass and planting of every kind on his lot, neatly trimmed, property cultivated and free of trash, weeds and other unsightly material
- No signs permitted upon any lot except advertising the sale or rental
- All trash containers shall be maintained so as not to be visible from any public thoroughfare, except for a period of 24 hours before and after garbage pickup. At all other times they shall be out of view either in the garage, sight proof fence, back yard, or an enclosure created by the homeowner from material similar to the exterior of the home or from sight proof fencing (no exception)
- Any vehicle that is not driven daily may NOT be parked in the driveway or in front of the residence. A residence with a three-car garage can have no more than three vehicles parked in the driveway overnight.



# Landscaping

Malinda Eggleston – Committee Chair

Jim Davis

Judy Harris

Mary Acree

Sue Sullivan

Doris Washington

Thank you to those who help with the sprinklers!!

Bruce McAfee

Jack Brundage

Judy Harris

## 2021 HIGHLIGHTS

- 34 Trees were planted to replace the diseased green ash trees that were removed.
- Removed trees and hollies on MacArthur and on 122nd that were diseased or overgrown.
- Reworked the electrical system at the 118th entrance to better serve the irrigation system and prevent interruptions of operations.
- HOA awarded two grants from the Oklahoma City Community foundation:
  - 1) ReLeaf: 12 trees of various types planted in the pond, dry pond and pavilion area (this one designated as a memorial to Bruce McAfee)
  - 2) ReBloom: 200 daffodil bulbs planted at the pavilion and 118th median
- 2022 Budget requests to replace plant material damaged by 2021 January cold snap:
  - 1) Replacement of cold damaged plants and redesign the three entrances, some medians and pavilion (west side)
  - 2) Continued watch of all the Nellie Steven Hollies damaged by the cold. some may need to be replaced
- Will continue to use the same vendor for mowing and weed maintenance-no increase in contract price.

# Social

Diane Strube – Committee Chair

Doris Washington

## Food Truck/Volunteers

Mackenzie Lawson

Jason Beaubien

Todd Vogel

Gene Strube

Jennie Wynne

Alan Garrison

Caroline Ortega

Alonso Navarro

Brent Smith

\*Due to COVID-19 many activities are on hold.  
Contact persons are listed for status of activities.

If you are interested in becoming a part of this committee, contact Diane Strube at:  
[dianestrube@cox.net](mailto:dianestrube@cox.net)

## Food Truck Event 226 Attendees!!

- Saucee Sicilian, Midway Deli & Taste of Soul
- Receive donation from Tatum Homes & The Dog House of OKC
- Raffles for Adults & Kids
  - 50 Gift Cards
  - Sprouts, Chick Fil A, Lowes, Home Depot
- Music by Jim Davis

See Pictures on Glenhurst Website

## Dinner Groups

Groups go to dinner on the 2<sup>nd</sup> Thursday, January through December. Groups are randomly selected for 4 months. In the 5<sup>th</sup> month, you will be part of another group for 4 months, etc. This is a great way to have fun, experience new restaurants, and get to know your neighbors.

If you are interested in becoming a part of the dinner groups, contact Patricia Heller at  
[urheller@hellernet.net](mailto:urheller@hellernet.net)

## Garage Sale

- 1<sup>st</sup> Friday & Saturday of May
- Each home responsible for own permit
- HOA Posts signs – Each Entrance

## Community Book Club

- 3<sup>rd</sup> Monday @ 7:00 PM
- Carol Stalcup's Home
- Contact Judy Smith [judithsmith@cox.net](mailto:judithsmith@cox.net)

## Neighborhood Bunco

- 1<sup>st</sup> Thursday @ 6:30 PM
- Meet on Zoom
- Contact Jane Blincow [blincowjk@gmail.com](mailto:blincowjk@gmail.com)

## Ladies Lunch Group

- 2<sup>nd</sup> & 4<sup>th</sup> Wednesdays @ 12:30
- Different restaurants each time
- Meet January through October
- Contact Diana Forest at [mtfdlf@cox.net](mailto:mtfdlf@cox.net)

## Men's Coffee Meeting

- Monday through Friday @ 8:00 AM
- WHATABURGER on MacArthur by Memorial

# Web & Social Media

Todd Vogel

Website Stats	2020	2021	Difference
Total Page Visits	10476	10152	-03.09%
Bulletin Board	2271	2173	-04.32%
Login Page	2338	1119*	-52.14%
Photo Gallery	NA	659	NA
Covenants Page	662	621	-06.19%
* Login page numbers only 6 months			

- **55 Residents joined Glenhurst Facebook Group**
- **3201 Total number of visitors to website**

## Social Media

- **Website:** [www.glenhurstokc.com](http://www.glenhurstokc.com)
- **Facebook:** Glenhurst HOA
- **Nextdoor:** [www.nextdoor.com](http://www.nextdoor.com)  
**A Social network for the Glenhurst Community.**

**\*\*\*Be sure to join if not already a member\*\*\***

# Welcoming

Michele Schicht – Committee Chair

Bruce McAfee

Glenhurst has welcomed **17** New Residents in 2021

Street	# New Residents in 2020
116 <sup>th</sup> St	7
117 <sup>th</sup> St	1
117 <sup>th</sup> Ter	3
118 <sup>th</sup> St	1
122 <sup>nd</sup> Ter	1
Bellhurst Ave	3
Wileman Way	1

Note: If there are any new residents during 2021 who have not received a visit from the Welcoming Committee, please contact Mickie Schicht, her contact information can be found on the Glenhurst Website under the “More” tab and then “HOA Board & Committee Chairs”.

# Treasurer's Report

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# Balance Sheet

As of December 31, 2021

<b>ASSETS</b>				
	<b>Current Assets</b>			
		<b>Checking/Savings</b>		
		10001 · Bank of Oklahoma	43,351.90	
		10021 · BOK Reserve	90,808.27	
		<b>Total Checking/Savings</b>	<b>134,160.17</b>	
		<b>Accounts Receivable</b>		
		11000 · Accounts Receivable	-280.00	
		<b>Total Accounts Receivable</b>	<b>-280.00</b>	
		<b>Other Current Assets</b>		
		12000 · Undeposited Funds	33,579.30	
		<b>Total Other Current Assets</b>	<b>33,579.30</b>	
		<b>Total Current Assets</b>	<b>167,459.47</b>	
		<b>Other Assets</b>		
		<b>50000 · Property, Plant &amp; Equipment</b>		
		50100 · Pavilion Property Project	83,828.43	
		50200 · Glenhurst 120 <sup>th</sup> -122 <sup>nd</sup> Sidewalk Project	15,039.00	
		50300 · Fence 118 <sup>th</sup> /MacArthur Shared Costs	7,022.82	
		50400 · Pond Area Improvements	107,087.41	
		50500 · Common Areas Trees and Shrubs	25,904.55	
		<b>Total 50000 · Property, Plant &amp; Equipment</b>	<b>238,882.21</b>	
		<b>Total Other Assets</b>	<b>238,882.21</b>	
		<b>TOTAL ASSETS</b>	<b>406,341.68</b>	
	<b>LIABILITIES &amp; EQUITY</b>			
		<b>Equity</b>		
		32000 · Retained Earnings	303,447.47	
		Net Increase of Funds	102,894.21	
		<b>Total Equity</b>	<b>406,341.68</b>	
		<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>406,341.68</b>	

# 2022 Budget

		2021 Budget		2021 Actual		2022 Budget		BUDGET Inc/(Dec)
INCREASE OF FUNDS								
	Estimated # of Homeowners	448				447		(1)
	40000 - Annual Dues	107,520		107,835		107,280		(240)
	40010 - Interest Income	60		64		60		0
	40020 - Recap of Legal Fees	500		0		500		0
TOTAL INCREASE OF FUNDS		108,080		107,947		107,840		(240)
EXPENSES								
GROUNDS								
	2004 – Landscaping	21,000		18,681		23,000		2300
	2008 - Irrigation and Sprinkler	3,000		2610		3,000		0
	2009 - Entry Flowers & Shrubs	9,000		9,841		11,900		2,900
	2015 - Pond	500		170		500		0
	2019 - Common Area Trees	4,000		4,625		4,000		0
	2020 - Weed Control/Fertilizer	4,000		4,290		4,000		0
	TOTAL GROUNDS	41,500	38%	40,289	37%	46,700	43%	5,200
UTILITIES								
	2002 - Water	11,000		10,991		11,000		0
	2003 - Electricity	4,000		3,563		4,000		0
	TOTAL UTILITIES	15,000	14%	14,554	14%	15,000	14%	0
MISCELLANEOUS								
	2000 - Bank Service Charge	175		159		175		0
	2001 - Postage and Delivery	800		626		600		(200)
	2005 - Legal Fees	1,500		(109)		1,500		0
	2006 - Web Page Maintenance	200		0		300		100
	2007 - Welcome Committee	600		250		600		0
	2010 - Miscellaneous	800		257		500		(300)
	2011 - Neighborhood Events	4,500		4,438		5,500		1,000
	2012 - Insurance Expense	5,500		5,461		5,500		0
	2013 - Repairs & Maintenance	1,000		1,707		1,500		500
	2016 - Storage Unit*	0		0		1,200		1,200
	2021 - Property Mgmt Fees	5,100		5,100		5,100		0
	2022 - Christmas Décor	3,000		2,500		3,000		0
	2024 - Covenant Committee	200		0		200		0
	2025 - Printing & Reproduction	600		113		500		(100)
	2026 - Taxes, And for Preparer	400		340		300		(100)
	2036 – Bank Service Charges	0		11		0		0
	TOTAL MISCELLANEOUS	24,375	23%	20,853	19%	26,475	25%	2,100
	*Paid on 2 year contract							
TOTAL EXPENSES		80,875		75,696		88,175		7,300
NET INCREASE OF FUNDS FROM OPERATIONS		27,205	25%	32,203	30%	19,665	18%	
			100%		100%		100%	

# Board of Directors & Election Instructions

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# Board of Directors Powers & Duties

Meet on a monthly basis.

Welcome our residents to participate on the board and/or its committees.

The HOA does not exist without community participation!

## Powers & Duties

- Exercise all the powers and privileges and perform all the duties and obligations of the Association necessary to accomplish the purposes for which the Association was formed...
- Fix and collect Association dues and pay expenses incident to conduct the business of the association...
- Keep a complete record of all acts and corporate affairs and to present a statement thereof to the members at the annual meeting...
- Maintain and/or develop common areas
- Respond to violations of the Declaration of Covenants, conditions and Restrictions...
- Respond to matters of common interest concerning Glenhurst.

## NOT HOA Powers & Duties

- Positions are not paid, they are voluntary
- HOA is not responsible for street maintenance/signage
- HOA does not settle neighborhood or neighbor disputes
- The HOA is not and cannot be the neighborhood police
- The HOA cannot interfere with properties under litigation
- HOA does not address yard art

# Board of Directors Positions

**President:** Serves as the chief executive officer of the Association, prepares the agenda for meetings, and presides at meetings.

**Vice President:** In absence of the president assumes the duties of president.

**Secretary:** Records the minutes of meetings and once approved sends them to be posted on the HOA website.

**Treasurer:** Assures that proper books of account are maintained by the HOA Financial Management Company (White Enterprises, LLC), has the main responsibility of signing the checks written by White Management, LLC for Glenhurst HOA thus providing a second layer of accountability and assures that the needed Income Tax forms are filed for our "Not For Profit" Association.

**Member at Large:** Another direct contact person for our residents and carries out other duties as identified by the Board of Directors for the benefit of the association

# Board of Directors Election

We have 3 members continuing to serve for 2022 and 2 Board of Directors positions Open:

**President: Tiffany Motley not continuing to serve**

**Vice President: Patty Barrett not continuing to serve**

Treasurer: Janet Farhood continuing to serve

Secretary: Pam Stark continuing to serve

At Large: Jack Brundage continuing to serve

# Q&A

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