

Glenhurst HOA | MINUTES

Meeting date | time 10/15/2019 | 7:00 PM | Meeting location Northwest Library

BOARD MEMBERS

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

COMMITTEES

Capital Improvements	Herb Forrester	Present
Covenants	Sandy Wavers and Doris Washington	Present
Landscape	Malinda Eggleston	Present
Neighborhood Patrol	Steve Smith	Present
Social (Picnic)	<Vacant>	
Web Page/Media Host	Christina Sanders	
Welcoming	Mickie Schicht	

HOA MANAGEMENT COMPANY

White Enterprises	Janeen Myles
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GUESTS

Sean Gilmore	Jiyang Cai & Yan Chen
Basem & Janet Farhood	Sean & Robin O'Grady
Wayne Polinski	

MEETING CALLED TO ORDER AT 7:00 PM

APPROVAL OF MEETING MINUTES:

- Monthly Board Meeting, September 17, 2019 approved via email

BOARD MEMBER REPORTS

Treasurer

- Financial Account Balances as of October 15

- a. BOK Reserve: \$165,584.59
- b. BOK Checking: \$7,821.37
- B. September Increase of funds: \$109.57
- C. September Paid Expenses: \$3,530.73
- D. Expenses and Budget through September: 54.9% of the budget has been consumed through August. (tracking under budget as 9 months would be approx. 75%)
- E. Amounts will be transferred from Reserve to Checking as needed to adequately cover monthly expenses.

Other

Request was made to reserve the A or B conference room at the library for HOA meetings going forward.

COMMITTEE REPORTS

Capital Improvements

Herb Forrester

Presented a quote for 2 additional benches to be installed by ACS Playground Adventures on new concrete pad. \$1317.00

- Ronnie motioned to approve the quote, Bruce second, motion approved.

Railings are completed

Quote on finishing walking trail - \$63,185.00

- Board requested Herb to get walking trail quote for cement and asphalt
- Board discussing walking trail with the Corps of Engineers
- West side of wet pond still discussing best solution for the erosion problem.
- Discussion tabled. Resident guests present to discuss after all committee reports given. Notes captured under Resident Concerns heading below.

Covenants

Sandy Wavers

10 letters sent in September

Sandy distributed examples of Final Notifications distributed to residents.

Discussion about basketball goals and a communication to encourage residents to store the goals as weather gets cooler and often harsher through the winter.

Landscaping

Malinda Eggleston

Discussed the 3-year plan to remove the Urban Ash trees that are infected/damaged by the Lilac Bore and replace landscaping with varieties of plantings.

A letter about the Urban Ash trees has been drafted and will be posted for resident education.

Ronnie to communicate with Glenhurst villas president Biff Parker via email regarding the tree issues along the villas entry.

Landscaping

Malinda Eggleston

Distributed quote to begin removal of affected trees - \$162.50 per tree.

- Bruce motioned to approval up to a max of 20 tree removals, Tiffany seconded, motion approved.

Annual fall flowers to be planted.

Will inquire about cost of adding Christmas lights around the pavilion. If within the approved budget, will add to the neighborhood display.

Neighborhood Patrol

Steve Smith

The Neighborhood Alliance of Central Oklahoma published the August and September Crime Report. There are zero criminal incidents reported for Glenhurst HOA properties.

Social

<vacant>

Board is discussing Glenhurst 2019 Holiday Party locations and food.

OLD BUSINESS

NEW BUSINESS

- A. Malinda and Lonnie will walk the neighborhood to identify the sidewalk areas that are lifted and pose a trip hazard. There have been multiple falls in isolated areas. Malinda will bring a ideas for a plan to help residents repair the sidewalks, including locations and costs.
 - a. Lifted sidewalks are the responsibility of the homeowner but most are not getting addressed and this is posing a safety concerns for our residents who walk the neighborhood.

RESIDENT GUEST CONCERNS – RE: GLENHURST WALKING TRAIL

Janet Farhood walked around to every homeowner on the pond and distributed 19 letters/questionnaires. Of the 19 homeowners, 10 responses were received. 8 opposed the walking trails, 2 approved. The discussion points are summarized below.

- Approval/Budgeted Funds
 - What was the approval process, when was the plan/trails approved?
 - 2014 a master plan was presented and approved. A slide has been in every yearly (Feb.) HOA presentation since.
 - Janet looked for approval and was unable to find minutes where the plan was approved.
 - Yan pointed out that the neighborhood has changed and people in the neighborhood has changed.
 - Overall, residents request another discussion take place.
- Aesthetics & Property Values
 - Appearance / Quality of the Materials
 - In the small portions already completed, there are areas of the trail that are bare where the gravel/crushed granite has already been kicked out of the path.
 - Gravel has been kicked up on the concrete pad
 - Grass is coming up in the middle of the path already in the small completed portions
 - Cost of Upkeep / Replacement of Materials over time.
 - Overall questions of the quality of the work that was done.
 - Residents have friends in Cobblestone where walking paths exist that claim the walking paths draw geese that leave an awful mess.
- Animal Waste/Trash
 - Fears the animal waste / trash will increase
 - Animal waste (if any) today is primarily down by the water. The trails would bring this closer to residents' homes.
- Safety & Privacy
 - Proximity of the walking trail to some homeowner property lines
 - Today walkers walk down by the water. The trail would bring them closer to homes.

- West side of the pond landscape issues
 - Residents would rather see the funds used to repair the west side landscaping.
 - Questions about the quality of job the path contractors would do on correcting the west side drainage issues and truly correct the problems.

MEETING ADJOURNED 8:45 PM

NEXT BOARD MEETING: TUESDAY, NOVEMBER 19, 2019 @ 7:00 PM IN THE NORTHWEST LIBRARY