

Glenhurst

Annual HOA Meeting

February 18th, 2020

Agenda

- Opening Remarks
- Board Members
- Committee Members
- Glenhurst Community
- Treasury Report + Vote
- Capital Improvements + Vote
- Committee Reports
- Board Information & Elections + Vote
- Questions & Answers
- Closing Remarks

Opening Remarks

Opening Remarks

- 2019 was another busy year for our Glenhurst Board of Directors, Committee Chairpersons and their Committee members.
- MAJOR ACHIEVEMENTS
 - Annual Picnic in June attended by over 150 residents with 40 +kids. The kids loved the bounce house. We had tables , chairs and canopies. This year we're considering food trucks to provide food for the picnic. If you know of anyone with a food truck, please contact social committee.
 - Two benches were added north side of pond dam \$1316.51
 - Replace white fence at 118th/ 116th north and south side of dry pond with black fence \$5200.00
 - Added pavilion sidewalk to steps and pad at top of dam with partial walking trail \$5731.51
 - Additional Christmas lighting added at the pavilion with plans to add more in 2020.
 - After Christmas Party attended by 35 of 50 who committed to come.

Discussion

- Rules of Engagement
 - Please wait to be acknowledged
 - Introduce yourself and provide the street you live on
 - Please speak loud enough for everyone to hear
 - Please be courteous to others
 - All residents have a right to be heard. Please limit discussion to 3 minutes.

Board Members

Board Members

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

Committee Chairs

Committee Chairs

- | | |
|---------------------------|-------------------|
| • Architectural | Carter Foree |
| • Capital Improvements | Herb Forrester |
| • Covenants | Sean Gilmore |
| • Landscaping | Malinda Eggleston |
| • Neighborhood Watch | Steve Smith |
| • Social | Ronnie Lawson |
| • Web Page / Social Media | Todd Vogel |
| • Welcoming | Mickie Schicht |

Glenhurst Community

Your Glenhurst Community

- The Glenhurst Subdivision of OKC has 7 developed sections spanning about 140 acres.
- As of December 31st, there are 455 potential homeowner lots in Glenhurst. The Villas gated area has 65 homes with no vacant lots for sale. The non-gated area has 390 lots. Of these 390, there are 18 without a home/individual property owner.
- We currently have 437 property owners paying dues
- With 437 owned homes using an estimated average value of \$319K per home, our community's property value is in the area of ***One Hundred Thirty Nine Million Dollars***.
- Let's keep working together to keep our property values up and Glenhurst a desired subdivision in which to live.

Your Glenhurst Community

- We have close to 7 acres of common areas that we mow, irrigate and maintain.
- Our Sprinkler system, which is aging, has 57 zones with roughly 650 sprinkler heads. A system this large requires continuous oversight for it to be properly functioning.

Treasury Report

Balance Sheet

As of: Dec 31, 19			
ASSETS			
Current Assets			
Checking/Reserve (Savings)			
10001 • Bank of Oklahoma			2,338.22
10021 • BOK Reserve			147,276.59
Total Checking/Savings			149,614.81
Accounts Receivable			
11000 • Accounts Receivable			-250.00
Total Accounts Receivable			-250.00
Other Current Assets			
12000 • Undeposited Funds			240.00
Total Other Current Assets			240.00
Total Current Assets			149,604.81
Other Assets			
50000 • Property, Plant & Equipment			
50100 • Pavilion Project			83,828.43
50200 • Sidewalk Project			15,039.00
50300 • Fence 118th/MacArthur			7,022.82
50400 • Pond Area Improvements			14,301.01
50500 • Common Areas Trees and Shrubs			5,410.00
Total 50000 • Property, Plant & Equipment			125,601.26
Total Other Assets			125,601.26
TOTAL ASSETS			275,206.07

Balance Sheet

LIABILITIES & EQUITY			
	Equity		
		32000 • Retained Earnings	227,271.57
		Net Income	47,934.50
	Total Equity		275,206.07
TOTAL LIABILITIES & EQUITY			275,206.07

Proposed Budget/Increase of Funds

				2019		2019		2020		BUDGET
				BUDGET		ACTUAL		DRAFT		INC/(DEC)
INCREASE OF FUNDS										
Estimated # of Homeowners				434		440		448		
	40000 - Annual Dues			104,160		104,738		107,520		3,360
	40010 - Interest Income			120		222		180		60
	40020 - Recap of Legal Fees					306		500		500
TOTAL INCREASE OF FUNDS				104,280		105,266		108,200		3,920
EXPENSES										
GROUNDS										
	2004 - Landscaping			20,000		14,911		18,000		(2,000)
	2008 - Irrigation and Sprinkler			7,500		2,421		3,000		(4,500)
	2009 - Entry Flowers & Shrubs			9,000		4,431		9,000		0
	2015 - Pond			500		610		500		0
	2019 - Common Area Trees			3,500		735		2,500		(1,000)
	2020 - Weed Control/Fertilizer			4,000		4,120		4,000		0
TOTAL GROUNDS				44,500	43%	27,228	26%	37,000	34%	(7,500)
UTILITIES										
	2002 - Water			7,500		7,366		7,000		(500)
	2003 - Electricity			3,500		3,574		4,000		500
TOTAL UTILITIES				11,000	11%	10,940	10%	11,000	10%	0

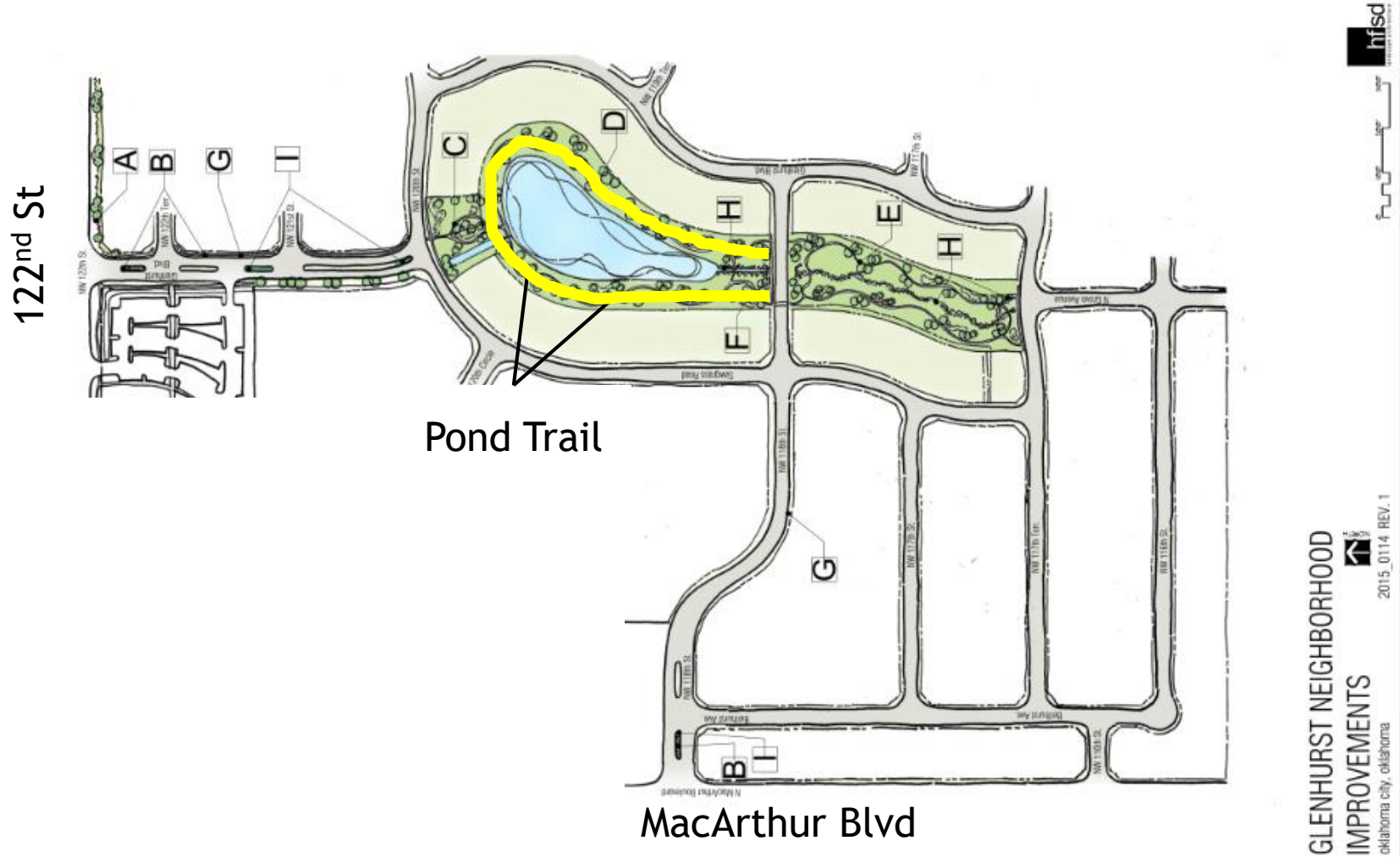
Proposed Budget/Increase of Funds

MISCELLANEOUS									
	2000 - Bank Service Charge		175		136		175		0
	2001 - Postage and Delivery		900		269		900		0
	2005 - Legal Fees		1000		1165		2500		1500
	2006 - Web Page Maintenance*		100		85		200		100
	2007 - Welcome Committee		800		300		500		-300
	2010 - Miscellaneous		650		265		800		150
	2011 - Neighborhood Events		2500		3713		4000		1500
	2012 - Insurance Expense		4600		4907		5000		400
	2013 - Repairs & Maintenance		2000		451		1000		(1,000)
	2016 - Storage Unit*		0		0		1185		1,185
	2021 - Property Mgmt Fees		5,100		5,100		5,100		0
	2022 - Christmas Décor		2,500		2,500		2,500		0
	2024 - Covenant Committee		100		0		200		100
	2025 - Printing & Reproduction		500		151		500		0
	2026 - Taxes, Add for Preparer		150		120		350		200
	TOTAL MISCELLANEOUS		21,075	20%	19,162	18%	24,910	23%	3,835
TOTAL EXPENSES			76,575		57,330		72,910		(3,665)
NET INCREASE OF FUNDS FROM OPERATIONS			27,705	27%	47,936	46%	35,290	33%	
				100%		100%		100%	

Vote On Proposed Budget

Capital Improvements

Capital Improvements



Capital Improvements

- Committee Members:
 - Herb Forrester
 - Bruce McAfee
 - Arsine Basmadjian
 - Lonnie Eggleston
 - Marvin Grosche

Capital Improvements

- Improvements Completed in 2019
 - Extension of the sidewalk on the south side of the picnic area.
 - New stone steps and railings from picnic around to top of dam.
 - New crushed granite trail at the top of the dam along the picnic area.
 - New railing across the bridge at top of the dam.
 - Removal of the plastic fencing at the ends of the wet and dry pond and installation of new railings.
 - Concrete pad poured on top of dam next to trail.
 - Two new benches installed on new pad on top of the dam.

Capital Improvements (Continued)

- At last year's meeting, the Glenhurst residents approved the funds for improving the west bank of the pond as well as starting the new trail on top of the dam. We discovered that it would be cheaper to use all the dirt that was going to be dug up for the new trail rather than hauling in new dirt. The price for repairing the erosion problem on the west bank is included in the price for completing the new trail, no matter which material is approved.

Capital Improvements (Continued)

- For 2020 the Board plans to complete the trail around the wet pond that we started above the dam in 2019 as well as address the soil erosion problem on the west side of the pond with the dirt dug for the trails and the sod that will be dug up for the trails, per the Landscaping Expert. This assumes that the majority of the residents of Glenhurst subdivision will approve the Capital Improvements budget for 2020 as it has each year since the 10-year capital improvement plan was first presented to the annual meeting in 2013.

Capital Improvements (Continued)

- We presently have \$15,000 unused funds from the 2019 budget. The Board plans to add \$56,000 from the 2020 budget to make a total of around \$71,000 to spend for the completion of the improvements around the wet pond. Any additional needed funds will have to be advanced from the 2021 Budget next year.
- Once the trail is completed around the wet pond in 2020, the Board plans to start construction of the trail around the dry pond in 2021 as well as improve the drainage path as shown in the 10-year capital improvements plan.
- Group Discussion

Capital Improvements - Vote

Vote On Proposed Capital
Improvements

Next Slide

Capital Improvements - Vote

- Vote to Approve

- Option A: No Trails
- Option B: \$59,755.00 - Trail with asphalt along the entire path around the wet pond as well as improve the erosion problem on the west bank of the wet pond.
- Option C: \$70,350.00 - Trail with crushed granite and cement in specified areas around the west pond as well as improve the erosion problem on the west bank of the wet pond.
- Option D: \$81,250.00 - Trail with cement along entire path around the wet pond as well as improve the erosion problem on the west bank of the wet pond.

Committee Reports

Covenants

- Committee Members:
 - Sean Gilmore
 - Doris Washington
 - Diane Strube

Covenants

- Sent 85 letters during 2019
- Overall the letters are effective and result in the correction of the noted issue(s). However, the occasional "habitual offender" received more than 1 letter. In a few cases two to four letters were sent, ending in positive resolution.
- Habitual offenders - 10
 - Yard maintenance: (7) 6 resolved, 1 remains
 - Trash cans : (15) resolved
 - Self advertising signs in the yard: (1) resolved
 - Continuous leaving cars in driveway overnight that exceed the number of spaces in the garage: (6) resolved
 - Dead trees and /or shrubs: (8) six resolved, 2 remain

Outside The Lines

- PET DEPOSITS - If your pet makes a deposit in a neighbor's yard or on HOA Common areas, PLEASE PICK IT UP! It's a city ordinance!
- TREES - For those of us who have trees in our yards near the sidewalks; please trim them high enough that they can be comfortably walked under without having to crouch or exit to the street.
- SIDEWALKS - The sidewalks in front of our homes belong to the homeowner and are their responsibility to maintain. We have had several instances where residents have fallen, some requiring medical attention, over uneven sidewalks. This can lead to potential liability issues for the homeowner.
- SIDEWALKS - The public sidewalk shall not be obstructed. Please keep your cars off of the sidewalk. This is also a city ordinance.
- MEET YOUR NEIGHBORS - Practice being considerate and tolerant. It's the "neighborly" thing to do!!

Landscaping

- Committee Members
 - Malinda Eggleston
 - Jim Davis
 - Judy Harris
 - Doris Washington
 - Mary Acree
 - Sue Sullivan

Landscaping (continued)

- Urbanite Ash trees were sprayed again in April for what we were told was Emerald Ash Beetle.
- Judy contacted the Corp of Engineers (Tulsa) to discuss the process if changes were to be considered to the dry pond area to improve drainage.
- Diseased rose bushes at the Pavilion were replaced with dwarf crepe myrtles for color.
- River rock was added along fence on Glenhurst to control drainage and washout.
- Board approval was given to contact an Arborist to advise on how to proceed with the diseased ash trees.

Landscaping (continued)

- MAY: A representative from the OK Forestry Dept. came to look at our diseased ash trees and said he did not think we had the emerald ash borer as it was limited to eastern OK at this time.
- JULY: Hired a certified arborist (Bob Birchell) to advise on the diseased ash trees. He had an entomologist from OSU (Eric Rebek) come to inspect the trees. They determined we probably had a lilac borer infestation.
- After discussing treatment options/outcomes vs removal/replacement, the committee and board determined removal and replacement landscaping was the most prudent and cost effective plan.
- 20 ash trees were removed in December and the remaining will be removed in 2020. Several other trees were removed due to storm/wind damage.

Landscaping (continued)

- DECEMBER: 20 ash trees were removed and the remaining will be removed in 2020. Several other trees were removed due to storm/wind damage.
- The landscape committee will meet in the near future to determine a plan for replacement of the ash trees.
- We will use plant material that is recommended for our Oklahoma weather and include consideration of the yearly maintenance costs for the new landscaping.
- Additional Christmas lights were installed at the pavilion in 2019.

Landscaping - Irrigation

- Glenhurst experienced a lower than normal amount of sprinkler repairs in 2019.
- As performed in 2019, we will continue the inspection of all sprinkler heads and rotors in 2020 for proper operation.
- The pond pump had its annual service which included its 3 year oil service change.
- Replaced the control box at the pond area.
- Please advise Jim Davis or Bruce McAfee of any sprinkler issues you may see, such as broken heads or water leaks.

Landscaping

Vote On Proposed Landscaping
Next Slide

Landscaping - Vote

- The Board has set aside \$24,000 in 2020 for removal and replacement of the diseased green ash trees.
- There are 22 remaining to be removed (5 around the gated community and 17 in the medians on Glenhurst Blvd, 118th street, and behind the Glenhurst sign on the west side of the 122nd entrance). The landscape committee will develop a plan and time line to complete the project. The plan will contain plant material that is recommended for the OK weather with maintenance requirements considered.

Neighborhood Watch

- Crime
 - There were 10 reports of crime in 2018
 - There were 20 reports of crime in 2019
 - Theft (11 incidents)
 - Identity Theft (2 incidents)
 - Credit Card (2 incidents)
 - Vandalism (3 incident)
 - Assault (1 incident)
 - Intimidation (1 incident)
 - Source: Neighborhood Alliance of Central Oklahoma
- Please inform Glenhurst Neighborhood Watch of criminal or suspicious activity - we want to notify everyone to be alert.

Neighborhood Watch (Continued)

- Oklahoma City Crime Trends
 - The Police Department alone will not solve or prevent crime.
 - Citizens solve crime. Police hold the suspect accountable for their actions.
- How to Prevent Residential and Auto Burglary
 - Safety is everyone's responsibility.
 - Community helps to reduce crime.
 - Sometimes you do it all right and a burglary can still happen.
- Open Carry Gun Laws

Notes from *Crime Trends* and *How to Prevent Burglary* posted to Glenhurst Web.

Neighborhood Watch (Continued)

- Seeking new members for patrol
 - Two hours of training at Hefner Police Station
 - Two person team
 - Two hour shift each month patrolling the community
 - Non-confrontational - report and contact police if necessary
- Steve Smith has been maintaining Neighborhood Watch schedule for 6 years. Time to turn the helm over to another willing volunteer.

Social

- Committee Members:
 - Ronnie Lawson
 - Doris Washington
 - Diane Strube

Social

2020 Social Calendar

Glenhurst Golf Group: If your interested contact Ronnie Lawson at ronnielawson913@yahoo.com

- Dinner Groups
 - Groups go to dinner on the 2nd Thursday, January through December.
 - Groups are randomly selected for 4 months. In the fifth month, you will be a part of another group for 4 months, etc. This is a great way to have fun, eat at different restaurants, and get to know your neighbors.
 - If you are interested in becoming a part of the dinner groups contact Jane Blincow at blincowjk@gmail.com

Social (Continued)

- Ladies Lunch Group
 - Ladies of the Glenhurst neighborhood go to a different restaurant on the 2nd and 4th Wednesdays of each month, January through October. We meet at the restaurant at 12:30 p.m.
 - In November we only go on the 2nd Wednesday and in December we have a party on the 2nd Wednesday.
 - If you are not currently included in the email list, contact Diana Forrest at mtfdlf@cox.net
- Men's Coffee Meeting
 - The men of the neighborhood meet Monday through Friday at 8:00 a.m. at WHATABURGER on MacArthur by Memorial.

Social (Continued)

- Garage Sale
 - We have a neighborhood garage sale on the 1st Friday and Saturday of May. Each home has their own sale and is responsible for their own permit. We do put bright yellow signs at all three Glenhurst major entrances advertising the garage sale.
- Community Book Club
 - The 3rd Monday of every month the book club meets at 7:00 p.m. at Betty McAfee's home. For more info please contact Judy Smith at judithsmith@cox.net

Social (Continued)

- Neighborhood Bunco
 - On the 1st Thursday of the month at 6:30 p.m. is Neighborhood Bunco. If you are interested contact Jane Blincow at blincowjk@gmail.com
- Events
 - Spring Picnic
 - Fall Picnic
 - Christmas/Holiday Season Party

Web Page / Social Media

Website Stats	2018	2019	Change
Total Yearly Web Site Visits	6,660	7,621	+14.4%
Bulletin Board Page	1,817	1,948	+7.2%
Login Page	1,341	1,510	+12.6%
Covenants Page	444	634	+42.8%

- Website: <http://www.glenhurstokc.com>
- Facebook: Glenhurst HOA
- Nextdoor: A Social network for the Glenhurst Community.

Welcoming

• Glenhurst	
• 116 th St	8
• 117 th St	2
• 117 th Terr	1
• 119 th Terr	1
• 120 th St	1
• 121 st St	2
• 122 nd Terr	1
• Bellhurst Ave	1
• Glenhurst Blvd	1
• Sawgrass Rd	2
• Wileman Way	1
Total	21

Note: If there are any new residents that have not received a visit from the Welcoming Committee, please see Ronnie or Mickie after the meeting.

Glenhurst HOA Board & Elections

HOA Board Information

- Positions are not paid, they are voluntary
- Has fiduciary responsibility of HOA
- Meets on a monthly basis
- Prepares for the annual meeting
- Responds to covenant violations
- Not responsible for street maintenance/signage
- Does not settle neighbor disputes
- Does not address yard art
- Responsible for the overall operation of the HOA
- Encourages residents to meet and be welcoming to residents
- Welcomes more resident participation on committees

HOA Board Members

- **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.

Elections

We have two members continuing to serve for 2020 and three Board of Director positions open:

- President: Ronnie Lawson not continuing to serve
- Vice President: Tiffany Motley continuing to serve
- Treasurer: Bruce McAfee continuing to serve
- At Large: Kevin Truong not continuing to serve
- Secretary: Open and need nomination/volunteer

Note: There **MUST** be at least three members on the board

Note: Board members will meet to decide on positions prior to the next HOA meeting

Glenhurst HOA Board Members

Vote On 2020
Board Members

Questions & Answers

Closing Remarks

Closing Remarks

- The HOA does not exist without community participation
- Initial Goals for 2020
 - Increase community participation in Glenhurst activities and committees.
 - Continue to keep focus on the safety and security of our community by encouraging residents to participate in the Glenhurst Neighborhood Watch.
 - Continue to improve our community grounds through initiatives outlined in our capital improvement plan.
 - Continue to keep our community beautiful and desirable by keeping focus on the awareness of HOA Covenants.
- Continue to visit the Glenhurst Web Page and Facebook for up-to-date information
- Thank you for being a part of our Glenhurst Community!

