

Glenhurst HOA Board Minutes
Tuesday, April 22, 2014

Board Members Present: Bill Holloway, Steve Smith, David Mueller, Gene Daniel and Linda Brundage.

Committee Members/Guests Present: Bobbe & Henry McGrew, Connie Poppe, Herb Forrester, Jerry Duncan, Malinda Eggleston, Diana Forrest
Absent: Judy Johnston, Jim Davis and Marcie Cruse

Review of Minutes: No minutes were reviewed

Guest Speaker: Shirley Salgat from management company was not present.

Treasurer Report: David presented the budget for 2014. Steve volunteered to perform the audit of the book for the last three months, that had not been audited. After the meeting, Steve advised the secretary by email the books had been reviewed by him and there were no issues. Budget attached to minutes.

Covenant Committee Report: Linda gave Judy's report-Called the Hefner Police Station reporting abandoned car on Bellhurst & 116th. Nightly watering is taking place at 5609 NW 117 St. This is not a C&R issue. It was decided Steve would compose a letter to be signed by the President and sent to the homeowner just as a notice, good neighbor issue. We probably need a letter on Wileman for a new satellite dish that is seen from the street. Check with Malinda for exact address.

Landscape Committee Report: Malinda reported on landscape items. She also mentioned how hard Jim has worked to save money on our landscape budget and is trying to reduce a fee we were charged. Malinda will contact mowers to ask them to not blow grass in street. Malinda will contact Landscape Partners to determine their mowing process and see what options were available to prevent grass clippings being blown into the public streets.

Newsletter: Current newsletter has been published on our web site. We have a newsletter two times a year.

Security Patrol Report: We have 2 patrol people leaving the area, 2 more that can't patrol currently and 4 new people in training. We are currently even on number of volunteers.

Social Committee Report: Garage sale for the HOA is May 2 & 3. Each homeowner must get their permit from OKC. Signs will be put out for advertising. Spring picnic will be June 7, 2014 at 6pm in area by the Lake where we have held the party in the past. We will have a tent, pizza, cookies, drinks, etc. Door prizes and she will invite the fire dept.

Website Report: Bobbe will copy Bill on gmail's received to the HOA website. Discussion was held on publishing directory. We currently have 117 "members" on the web site. It was decided we will publish a directory and it will be posted to the protected part of our web site. The directory will have 2 lists, one in alpha order by owner and one in street address order. We will initially make 400 copies. An email went out to 115 homes asking if they agreed to be in a directory, only 3 said No. We will include name, address and phone number if we have been given one. If they do not want to be in the directory, they won't be included nor will they receive a directory. A spread sheet will be updated and given to the patrol people. We will put out a blurb on the web site about the directory. We should probably consider paid ads in the future to help cover the expense of the directory.

Welcoming Committee Report: No report

Capitol Improvement Report: Herb reported his committee is in place. They are having their first meeting next week. They plan on working toward \$20,000 improvement project/projects per year for the next 5 years. The drainage ditch with no guard rails is probably first on the list. They will present their plans to the board.

Old Business: Red Roof – Issue of our attorney/court cost - Supreme Court will look at this sometime in the future, we don't know when.

New Business: Bill reported Gene will do an inventory on our Christmas Lights and get bids for having a company put these up and take them down every year. Malinda advised we will need new lights.

Malinda suggested we donate \$100. To the Neighborhood Alliance to help with all the good work they do for OKC neighborhoods. A motion was made, seconded and all approved.

Next Meeting: May 20, 2014, NW Library, Explorer Room, 7:00pm Steve Smith volunteered to take notes at the next meeting because the secretary will not be able to attend. (Thanks, Steve!)

Meeting Adjourned: 8:27pm

J. DAVID MUELLER

CERTIFIED PUBLIC ACCOUNTANT
9208 N.KELLEY AVENUE
OKLAHOMA CITY, OK 73131

The accompanying Statement of Assets, Liabilities and Capital – Unaudited of the Glenhurst Homeowners' Association as of March 31, 2014 and the related Statement of Revenues and Expenditures – Unaudited for the three months then ended have been prepared by J. David Mueller, CPA. I have prepared such statements in my capacity as treasurer of the Association.

GLENHURST HOMEOWNERS' ASSOCIATION
STATEMENT OF ASSETS, LIABILITIES AND CAPITAL - UNAUDITED
MARCH 31, 2014

ASSETS

CHECKING - BANK OF AMERICA	\$14,706.81	
SAVINGS - PROSPERITY BANK	\$40,000.00	
SAVINGS - BANK OF AMERICA	<u>\$80,107.80</u>	
TOTAL ASSETS:		<u><u>\$134,814.61</u></u>

LIABILITIES & CAPITAL

CURRENT LIABILITIES		
A/P - XI FAMILY TRUST OVERPAID DUES	\$291.00	
2015 DUES	<u>\$0.00</u>	
Total Current Liabilities:		\$291.00
TOTAL LIABILITIES:		<u>\$291.00</u>

CAPTIAL		
Retained Earnings	\$62,899.60	
Profit or (Loss) -Year to Date	<u>\$71,624.01</u>	
TOTAL CAPITAL:		<u>\$134,523.61</u>

TOTAL CAPITAL & LIABILITIES:	<u><u>\$134,814.61</u></u>
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SEE ATTACHED COMMUNICATION

**GLENHURST HOMEOWNERS' ASSOCIATION
STATEMENT OF REVENUES AND EXPENDITURES - UNAUDITED
FOR THE THREE MONTHS ENDED MARCH 31, 2014**

	FOR THE THREE MONTHS ENDED MARCH 31, 2014	2014 BUDGET	VARIANCE OVER (UNDER) BUDGET
Revenues:			
Association Dues	77,256.33	80,000.00	(2,743.67)
Other Income	124.03		124.03
Total Revenues	77,380.36	80,000.00	(2,619.64)
Expenditures:			
Postage #2001	117.96	1,000.00	(882.04)
Water #2002	219.55	8,000.00	(7,780.45)
Electricity #2003	827.62	4,000.00	(3,172.38)
Landscaping #2004	1,193.28	17,000.00	(15,806.72)
Weed Control and Fertilizer #2020	880.00	3,000.00	(2,120.00)
Legal Fees #2005	1,267.00	4,000.00	(2,733.00)
Web Page Maintenance #2006	429.50	600.00	(170.50)
Welcoming Committee Exp. #2007	0.00	1,000.00	(1,000.00)
Irrigation/Sprinkler #2008	0.00	4,000.00	(4,000.00)
Entry Flowers/Shrubs #2009	714.08	2,000.00	(1,285.92)
Miscellaneous #2010	107.36	1,500.00	(1,392.64)
Social #2011	0.00	2,000.00	(2,000.00)
D&O Insurance #2012 Due 11/1/14	0.00	1,800.00	(1,800.00)
Repairs and Maintenance #2013	0.00	1,000.00	(1,000.00)
Taxes #2014	0.00	0.00	0.00
Pond #2015	0.00	0.00	0.00
Storage Unit #2016 Due 9/1/14	0.00	500.00	(500.00)
Electrical Repair #2017	0.00	2,000.00	(2,000.00)
Dry Pond - Trees #2018	0.00	0.00	0.00
Common Area - Trees #2019	0.00	0.00	0.00
Management Fee #2021		3,000.00	
Christmas Decorations #2022		1,000.00	
Improvements#2023		20,000.00	
Total Expenditures	5,756.35	77,400.00	(47,643.65)
Net Income (Loss)	71,624.01	2,600.00	45,024.01

SEE ATTACHED COMMUNICATION