

Glenhurst

Annual HOA Meeting

February 21st, 2017

Agenda

- Opening Remarks
- Board Members
- Committee Members
- Treasury Report
- Capital Improvements Presentation
- Committee Reports
- Elections
- Questions & Answers
- Closing Remarks

Opening Remarks

- The HOA board, committee chair persons and their staff have accomplished a great deal
- MAJOR ACHIEVEMENTS
 - Initial work begun on pavilion in common area for HOA and homeowners use
 - Developer has transferred common area property to the HOA
 - Replaced landscape damage by auto accident at 122nd St
 - Picnic held in late spring attended by over 100 residents
 - HOA took advantage of free irrigation system inspection by OKC Water Department to improve performance
 - Neighborhood Directory was printed and distributed
- Continued development on last section of Glenhurst

Board Members

- President Sandy Wavers
- Vice President Lonnie Eggleston
- Treasurer Melinda Paine
- Secretary Vacant
- At Large Marvin Grosche

Committee Members

- | | |
|---------------------------|-------------------|
| • Covenants | Lonnie Eggleston |
| • Directory | Vacant |
| • Landscaping | Malinda Eggleston |
| • Security Patrol | Steve Smith |
| • Social | Vacant |
| • Web Page / Social Media | Judy Smith |
| • Welcoming | Mickie Schicht |
| • Capital Improvements | Herb Forrester |
| • Architectural | Carter Foree |

Treasury Report - Income vs Expense

	<u>2016</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
40000 · Annual Dues	93,684.03	91,920.00	1,764.03
40010 · Interest Income	75.83		
40020 · Recap of Legal Fees	20,000.00		
Total Income	113,759.86	91,920.00	21,839.86
Expense			
Grounds			
2004 · Landscaping	12,828.64	16,000.00	-3,171.36
2008 · Irrigation/Sprinkler	6,326.49	5,000.00	1,326.49
2009 · Entry Flowers/Shrubs	11,975.00	9,875.00	2,100.00
2015 · Pond	430.00	500.00	-70.00
2019 · Common Area-Trees	775.00	1,000.00	-225.00
2020 · Weed Control/Fertilizer	3,240.00	3,760.00	-520.00
Total Grounds	35,575.13	36,135.00	-559.87
Reconciliation Discrepancies	-2.20		
Utilities			
2002 · Water	9,425.97	7,000.00	2,425.97
2003 · Electric	3,025.63	4,000.00	-974.37
Total Utilities	12,451.60	11,000.00	1,451.60

Treasury Report - Income vs Expense (Cont)

	<u>2016</u>	<u>Budget</u>	<u>\$ Over Budget</u>
2001 · Postage and Delivery	553.98	700.00	-146.02
2005 · Legal Fees	1,576.00	3,000.00	-1,424.00
2006 · Web Page Maintenance	179.95	100.00	79.95
2007 · Welcome Committee	172.74	770.00	-597.26
2010 · Miscellaneous Expense	168.00	1,000.00	-832.00
2011 · Neighborhood Events	1,437.57	3,000.00	-1,562.43
2012 · Insurance Expense	5,189.54	5,500.00	-310.46
2013 · Repairs and Maintenance	60.00	2,500.00	-2,440.00
2016 · Storage Unit	0.00	540.00	-540.00
2021 · Property Management Fees	5,100.00	5,100.00	0.00
2022 · Christmas Décor	2,000.00	1,500.00	500.00
2023 · Improvements	0.00	20,000.00	-20,000.00
2024 · Covenants/Restrictions Comm	0.00	75.00	-75.00
2025 · Printing and Reproduction	2,723.42	1,000.00	1,723.42
2026 · Taxes	146.68		
Total Expense	67,332.41	91,920.00	-24,587.59
Net Ordinary Income	46,427.45	0.00	46,427.45
Net Income	46,427.45	0.00	46,427.45
 APPLICATION OF CAPITAL FUNDS – PAVILION	 25,245.00		

Treasury Report - 2016

	Dec 31, 2016
ASSETS	
Current Assets	
Checking/Savings	
10000 · Bank Of America	11,383.51
10010 · Bank of America Reserve	105,936.72
Total Checking/Savings	117,320.23
Accounts Receivable	
11000 · Accounts Receivable	-218.63
Total Accounts Receivable	-218.63
Total Current Assets	117,101.60
Other Assets	
50000 · Property, Plant & Equipment	
50100 · Construction in Progress	25,245.00
Total 50000 · Property, Plant & Equipment	25,245.00
Total Other Assets	25,245.00
TOTAL ASSETS	142,346.60
LIABILITIES & EQUITY	
Equity	
32000 · Retained Earnings	95,919.15
Net Income	46,427.45
Total Equity	142,346.60
TOTAL LIABILITIES & EQUITY	142,346.60

Budget - 2017

GLENHURST HOA

2017 PROPOSED BUDGET

ORDINARY INCOME/EXPENSE

	<u>2016 BUDGET</u>	<u>2016 ACTUAL</u>	<u>2017 BUDGET</u>	<u>INC/(DEC)</u>
INCOME				
40000 - Annual Dues	91,920	93,684	96,960	3,276
40010 - Interest Income		76	70	(6)
40020 - Recoop of Legal Fees		20,000	-	(20,000)
TOTAL INCOME	91,920	113,760	97,030	(16,730)
EXPENSE				
 GROUNDS				
2004 - Landscaping	16,000	12,829	14,000	1,171
2008 - Irrigation and Sprinkler	5,000	6,326	4,000	(2,326)
2009 - Entry Flowers and Shrubs	9,875	11,975	10,000	(1,975)
2015 - Pond	500	430	500	70
2019 - Common Area Trees	1,000	775	2,000	1,225
2020 - Weed Control/Fertilizer	3,760	3,240	4,000	760
TOTAL GROUNDS	36,135	35,575	34,500	(1,075)

Budget - 2017 (Cont)

	2016 <u>BUDGET</u>	2016 <u>ACTUAL</u>	2017 <u>BUDGET</u>	<u>INC/(DEC)</u>
UTILITIES				
2002 - Water	7,000	9,426	9,500	74
2003 - Electricity	4,000	3,026	4,000	974
TOTAL UTILITIES	11,000	12,452	13,500	1,048
2001- Postage and Delivery	700	554	730	176
2005- Legal Fees	3,000	1,576	700	(876)
2006 - Web Page Maintenance	100	180	180	-
2007- Welcome Committee	770	173	500	327
2010 - Miscellaneous	1,000	168	-	(168)
2011 - Neighborhood Events	3,000	1,438	3,500	2,062
2012 - Insurance Expense	5,500	5,190	6,700	1,510
2013 - Repairs and Maintenance	2,500	60	200	140
2016 - Storage Unit	540	0	540	540
2021 - Property Mgmt Fees	5,100	5,100	5,100	-
2022 - Christmas Lights	1,500	2,000	2,000	-
2023 - Improvements	20,000			
2024 - Covenant Committee	75	0	100	100
2025 - Printing and Reproduction	1,000	2,723	1,000	(1,723)
2026 – Taxes		147	150	3
TOTAL EXPENSES	91,920	67,336	69,400	2,064
NET INCOME FROM OPERATIONS	0	46,424	27,630	(18,794)
APPLICATION OF CAPITAL FUNDS – PAVILION		25,245	53,730	28,485

Capital Improvements

- During 2016, the Capital Improvements Committee worked with architectural firm HFSD, Inc. to develop a plan for a multi-purpose structure to be built on HOA property north of the Pond.
- Committee comprised of Herb Forrester, Chair, Marv Grosche, Arsine Basmadjan, and Lonnie Eggleston.
- Plan based on existing HOA property to include an adjacent lot deeded by the Developer in July 2016.
- The Committee selected a design identical to the smaller picnic pavilions located near the trailhead of the Bluff Creek bike trails.

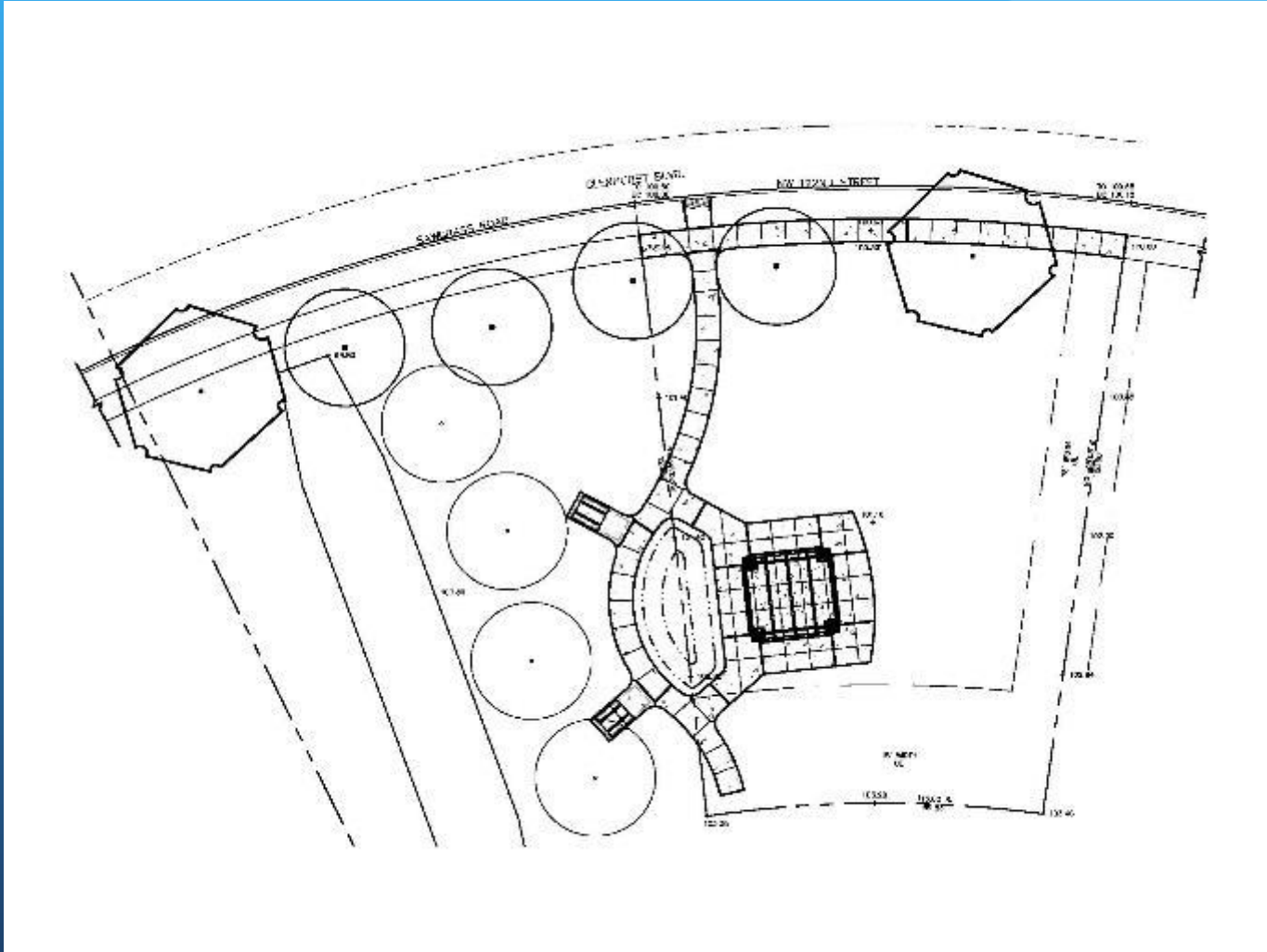
Capital Improvements

- With HFSD's assistance, a solicitation was released. Three companies submitted bids. A contract was let with ACS Playground Adventures Inc, the low bidder, in November 2016. The contract includes all dirt work, cement for sidewalks and pad for the pavilion, as well as sod for any damaged areas.
- Construction costs are \$69,420. Associated architectural cost was \$3,855. We estimate an additional \$5,700 of costs associated with landscaping and sprinkler system.
- Construction is expected to begin in early February and finish in March.

Capital Improvements



Capital Improvements



Committee Reports

- Covenants
- Directory
- Landscape
- Security Patrol
- Social
- Web Page
- Welcoming

Covenants

- Members: Jerry Duncan and Lonnie Eggleston
- Sent 76 letters during 2016 pertaining to 55 violations
- Overall, 44 of the violations (80%) were corrected. The letters are effective.
- Habitual offenders - 6
 - yard maintenance (2)
 - trash cans (1)
 - satellite dish (1)
 - BB goals (2)

Covenants (Continued)

- Breakdown of covenant violations
 - Landscaping/trees 12
 - Yard maintenance 22
 - Trash cans 11
 - Satellite dishes 5
 - Trailers/Vehicles 3
 - BB goals 2

Directory

- New Glenhurst Directory published in 2016
- Opt out is available
- Directory Addendum may be produced in 2017
- Directories are still available you did not receive one

Landscape

LANDSCAPE EXPENSE:

(Common Ground Maintenance / Weed Control & Fertilization)

- Maintenance duties divided:
Landscape Partners (Year 2 of Contract mowing, edging, trimming)
Don's Pest & Weed Control (weed control and fertilization)
- New for 2017:
Maintenance for all 3 entrance beds and median beds on Glenhurst Blvd and 118th street was separated from common ground maintenance in 2016 and achieved a better outcome. Will continue in 2017.
- Nature's Way Landscaping contracted in 2017 for spring bed cleanup/flowers, and fall bed cleanup/flowers.
- Monthly weeding of beds and major trimming will be done by Guillermo Hernandez Lawn Service.
- A permanent solution to cover rocky base on west side of pond and drainage issue in dry pond area still on agenda but deferred until funds available.

Landscape (Continued)

IRRIGATION / SPRINKLER EXPENSE:

- Routine maintenance as necessary for broken lines, valves, etc.

2016 repairs included 12 additional rotors added at the east end of 122nd for better coverage, 3 rotors and sod at 116th entrance, and repairs at Glenhurst entrance due to car accident damage.

- 2017 proposed additional improvements:
Additional heads to be installed in the NW pond area to improve coverage.
Additional system rework on 118th to provide better coverage/pressure efficiency.
- Pond pump was replaced again in 2016 under warranty due to a small line being sucked up into the pump.

Landscape (Continued)

ENTRY SHRUBS / FLOWER EXPENSE:

- Gift certificates of \$50 each for “Yard of the Month” will continue in the summer months of June, July, and August.
- New, additional LED lights were purchased to be hung by a contractor during the Christmas holiday season.

Landscape (Continued)

GOING FORWARD

The Landscape Committee will work in conjunction with the Capital Improvement Committee for improvements to the common areas in Glenhurst HOA.

Respectfully submitted: Landscape Committee

Malinda Eggleston, Jim Davis, Mary Acree, Sue Sullivan, Melinda Paine and Stephanie Liuzza

Security Patrol

- Crime
 - There were 6 reports of crime in 2015
 - There were 15 reports of crime in 2016
 - Stolen Auto (1 incident)
 - Vehicle Vandalism (1 incident)
 - Assault (1 incident)
 - Fraud (3 incidents)
 - Burglary (7 incidents)
 - Fictitious Identity (1 incident)
 - Civil Matter (1 incident)
 - Please inform Glenhurst Security of criminal or suspicious activity - we want to notify everyone to be alert

Security Patrol (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
 - Please see Steve Smith after the meeting or contact via e-mail

Social

2016 Social Calendar

- Dinner Groups
 - Groups go to dinner on the 2nd Thursday, January through November.
 - 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 Judy Smith at judithsmith@cox.net

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.
 - 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 McDonalds on MacArthur and 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 two entrances advertising the garage sale.
- Christmas Party
 - Diane Strube has arranged for The Greens on Dec 8th
- *****Social Committee Chairperson needed*****
 - Spring Picnic
 - Fall Picnic

Web Page / Social Media

- Our Yearly web visits is 34,778
- Hits from ALL over the world
- Bulletin Board - 2,091 year
- Logging In - 1,373 year
- Covenants - 356 Year
- Glenhurst also has a Facebook Page
- Glenhurst is part of Nextdoor - Blog for Neighborhoods



Welcoming

- Glenhurst

• 116 th St	9
• 117 th St	3
• 117 th Terr	4
• 118 th Cir	2
• 119 th St	2
• 120 st St	4
• 122 nd Terr	6
• Belhurst Blvd	1
• Glenhurst Blvd	1
• Total	32

- Villas

• 120 th Cir	2
• 121 st Cir	3
• Dornick Cir	5
Total	10

Elections

- Sandy Wavers
- Lonnie Eggleston
- Melinda Paine
- Marvin Grosche
- Open

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

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

Q&A

- Rules of Engagement
 - Please wait to be acknowledged
 - Introduce yourself
 - Please speak loud enough for everyone to hear
 - Please be courteous to others

Closing Remarks

- The HOA does not exist without community participation
- Initial Goals for 2017
 - Improve awareness of HOA Covenants
 - Review and initiate Capital Improvement Plan
 - Increase participation in Glenhurst activities
 - Add members to the Glenhurst Security Patrol
- Continue to visit the Glenhurst Web Page and Facebook for up-to-date information
- Thank you for being a part of Glenhurst!