



GLENHURST HOA | MINUTES

President: Ronnie Lawson **Phone:** 405-301-0171 **Email:** ronnielawson913@yahoo.com

Vice President: Tiffany Motley **Phone:** 405-821-0105 **Email:** tiffany.motley@outlook.com

Secretary: Christina Sanders **Phone:** 405-406-0668 **Email:** prettyflyers@gmail.com

Treasurer: Bruce McAfee **Phone:** 918-348-4455 **Email:** bmchouse2003@yahoo.com

At Large: Kevin Truong **Phone:** 405-209-6046 **Email:** mdtruong00@yahoo.com

Meeting date | time 09/17/2019 | 7:07 PM | **Meeting location** Northwest Library

BOARD MEMBERS

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

COMMITTEES

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

HOA MANAGEMENT COMPANY

White Enterprises	Janeen Myles	<absent>
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MEETING CALLED TO ORDER AT 7:05 PM

APPROVAL OF MEETING MINUTES:

- Minutes from the board meeting held June 18, 2019 minutes were approved via email and placed on the website.
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BOARD MEMBER REPORTS

President

- Had calls concerning mowing around the wet and dry pond on a weekly basis
- Neighbors expressing concern with the mowing and edging of the empty lots on 117th Terrace and Wileman Way
- Work completed by Hayes Electric
 - Outlets added at Pavillion
 - Lights installed on 118th and MacArthur
- Stem wall (Greg - undecided on what to do)
- Removed Melinda Paine from BOK Business Source - 9/18/2019

Treasurer

- A. Financial Account Balances as of September 17, 2019.
 - Account Balance: \$177,523.82
 - Reserve: \$170,065.02
 - Checking \$7,458.80
- Reviewed 2019 expenses
- Invoices from Winton Law (Attorney for HOA) - \$45
 - Any questions for an attorney - contact Tiffany as she has been designated as the liaison with Winton Law
- \$20.22 increase in funds (reserve)
- Paid expenses - \$6,874.34
- 54.4% of the budget through August expenses
- Bruce proposed to use an accountant - James A. Marr (note)
 - Board approved using the tax preparer of other White Enterprises, LLC clients for filing our HOA federal and state tax returns; James A. Marr is currently that person who White Enterprises, LLC uses.
- 9 unpaid HOA Dues
 - Dues due by Jan 1st (after that they become delinquent)
 - Board approved adding a \$25 late fee for dues not received by January 5
 - HOA Management will send certified letter
 - Lien will be generated
 - Letters are sent out on Dec 1st
 - Renewal of directors and officer liability coverage (December)
 - Vote next month
 - Committee need to consider budgets for 2020
 - To be discussed Nov 15th meeting
 - Two new asset accounts added
 - Pond Area Improvements
 - Urban Ash Trees
 - Website: Directory open position (remove item - Christina)

COMMITTEE REPORTS

Capital Improvements

Herb Forrester

(Herb absent/Bruce filled in)

200 ft of fencing

Quotes for New Wrought Iron Fencing from: Includes Railings for Steps and Bridge and Replacing White Plastic Fencing

- Superior Fence - \$6,745.00
- Midland Vinyl Products - \$9,592.68
- Fence OKC - \$8200.00

****Need another bid for (add walking trail) around the wet pond without the bridge**** (trying to clarify that this is not part of the Fencing)

Board approved for Superior Fence to take project at \$6,745.00

Sandy Wavers

Covenants

Doris Washington

- Two letters sent; Three will be sent out 9/18
- Called Action Line for property on 117th Terrace

Malinda Eggleston

Landscaping

Judy Harris

44 trees left/10-12 trees need to be removed with approval/needs to be communicated to the community

- Need Brush Be Gone to spray on the stump
- Remove trees \$130/\$140 per tree (plan to remove at least 10 per year)
- Referral of 5 arborists from OSU
 - Arbormaster
 - \$15 per diameter inch (Arborjet) \$15x12 (trees) = \$180 (could go down as low as \$8 diameter inch)
 - Referral: Greenleaf/eGreenleaf
- By October meeting have a plan on the number of trees that will be removed, cost of planting choice, etc. (Judy and committee) including 2-3 year plan (including pics)

Neighborhood Patrol

Steve Smith

2 incidents (July and August)

- Vandalism on NW 121st Circle
- Identity Theft on 121st Street

Social

<Open Position>

- None

Web Page

Christina Sanders

- Website is up to date.

Welcoming

Mickie Schicht

- Property Management sent out info regarding new residents

OLD BUSINESS

- September:
- Christmas party - find alternative venue; initial proposal 3Sixty Restaurant
- Mail postcards by Nov 1st
- Roofing style - 40 years?/Reviewed Covenant from website (Ronnie will update)
- Seal Name update (Bruce)

NEW BUSINESS

Removed Monticello Development section from Glenhurst Website - HOA Covenants - Section 3 document - 9/19/2019

MEETING ADJOURNED 8:25 PM

NEXT BOARD MEETING: TUESDAY, OCTOBER 15, 2019 7:00 P.M. AT THE NORTHWEST LIBRARY