

# Glenhurst HOA Board of Directors | MINUTES

Meeting date | time 04/21/2020 | 7:00 PM | Meeting location Zoom

## BOARD MEMBERS

President	Tiffany Motley	Present
Vice President	Patty Barrett	Present
Treasurer	Bruce McAfee	Present
Secretary	Mary Winn	Present
At Large	Jack Brundage	Present

## GUESTS


## MEETING CALLED TO ORDER AT 7:00 PM

### APPROVAL OF MEETING MINUTES:

- The February Annual Meeting Minutes were approved via email February 25, 2020 and posted to the website.
- In March, there was no meeting, so there were no official meeting minutes. Tiffany, the President, produced a Glenhurst HOA Happenings document to communicate relevant information to the residents. The HOA board reviewed the document before distribution.

## BOARD MEMBER REPORTS

### President

- A. Neighborhood Garage Sale
  - i. Considering the social distancing requirements, we will postpone the Neighborhood Garage Sale until the fall. Dates will be discussed as we get more guidance regarding social distancing.
- B. Neighborhood Picnic
  - i. Considering the social distancing requirements, we will postpone the Picnic until the fall. Dates will be discussed as we get more guidance regarding social distancing.

### Treasurer

- A. Financial Account Balances as of April 21, 2020
  - a. BOK Reserve: \$224,370.77
  - b. BOK Checking: \$13,523.46
    - i. April 19, \$8,000.00 was transferred from the Reserve/Savings account to the Checking account.

- B. March: Increase of Funds \$68.53; Expenses \$7,138.84
- C. Extra Space Storage Unit was renewed for 2 more years on 3/17/20 and is paid up until 3/31/2022.
- D. The contract with White Enterprises, LLC has an auto renewal clause and it will renew for another year in May.
- E. The property insurance is up for renewal on 5/1/2020 through CPC Insurance Agency and will be renewed at a cost of \$3,492.

### Other

- A. The Property at 5417 NW 117<sup>th</sup> Ter has been cited for indirect contempt of court for not adhering to HOA covenants and guidelines. There is a hearing May 13, 2020.

## COMMITTEE REPORTS

### Capital Improvements

Stan Motley

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Attempting to obtain guidance with any applicable American Disabilities Act (ADA), I contacted the ADA Information Line at ada.gov. The representative on the other end was very helpful. You can follow along on this document

[https://www.ada.gov/regs2010/titleIII\\_2010/titleIII\\_2010\\_regulations.htm#a102](https://www.ada.gov/regs2010/titleIII_2010/titleIII_2010_regulations.htm#a102)

referencing § 36.102 Application. HOA common areas fall under (1) Public accommodation scrolling down to § 36.104 Definitions. Find Place of public accommodation (they are sorted in alphabetical order).

There are 12 classifications of place of public accommodation. Because HOA common areas do not fall into any of these classifications, ADA guidelines are not required.

The representative went on to explain, that HOA common areas are not really “public”, meaning they are restricted to home owners and their guests, then ADA does not apply.

All this said, I do believe that during design of the walking path, we take into account the ADA guide lines and apply where economically feasible.

### Covenants

Diane Strube

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No letters have been sent but watching/working with a few properties.

### Landscaping

Malinda Eggleston

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Professional Tree Care removed 22 ash trees on March 24 (\$162.50/tree to include grinding stumps 12 inches). We have not yet received the bill per White Enterprises-will follow up.

Jim has contacted Rubin to rake/level the areas where the trees were removed and put any excess mulch around trees at the pavilion.

## **Landscaping**

**Malinda Eggleston**

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Jim had a head-to-head check on the sprinkler system for the HOA to get ready for spring/summer.

Natures's Way will plant spring flowers at the entrances around the end of April/first of May. Rubin will prep and clean out the fall pansies prior to the spring planting.

Judy is contacting companies in preparation for planning and replacing the trees removed. Please be patient as we are all homebound at this time. We want to make take steps for due diligence to make sound decisions going forward.

## **Security**

**<vacant>**

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122XX WILEMAN WY., OK – Destruction / Damage / Vandalism

## **Social**

**Ronnie Lawson**

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No activity due to COVID-19 social distancing.

## **Web Page**

**Todd Vogle**

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The Glenhurst website has been updated with the newest homeowner's name being added to the directory.

The Glenhurst website has approved/added 1 new member this month while Facebook has added 2 new members.

## **Welcoming**

**Mickie Schicht**

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There are 5 new residents this past month (March 24 – April 21). We have been unable to extend our traditional welcoming due to COVID-19 social distancing but look forward to meeting our new neighbors in the near future.

## **HOMEOWNER CONCERNS**

Concern: The HOA has received a written concern from a homeowner regarding building the walking trail during these uncertain economic times and a subsequent request to hold off on construction.

HOA Response: The Capital Improvements committee will continue the due diligence in planning and weighing all options for building the new trails. The COVID-19 virus will most certainly slow progress, but we will continue the work that has been started.

## **MEETING ADJOURNED 8:30 PM**

**NEXT BOARD MEETING: TO BE DETERMINED IN REGARD TO COVID-19.**

**ALWAYS CHECK THE WEBSITE AND CALENDAR FOR UPDATED INFORMATION.**