

# Glenhurst HOA | MINUTES

Meeting date | time 10/20/2020 | 7:00 PM | Meeting location 5413 NW 118<sup>th</sup> Cir.

## BOARD MEMBERS

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

## COMMITTEE MEMBERS

Capital Improvements	Stan Motley	Present
Covenants	Diane Strube	
Landscaping	Malinda Eggleston	
Security	<Vacant>	
Social	Ronnie Lawson	
Web Page/Social Media	Todd Vogel	Present
Welcoming	Mickie Schicht	

## GUESTS


## MEETING CALLED TO ORDER AT 7:00 PM

### APPROVAL OF MEETING MINUTES:

- The September Meeting Minutes were approved via email and posted to the website.

## BOARD MEMBER REPORTS

### President

- Due to COVID, the days getting shorter, and the weather getting cooler, the monthly HOA meetings will be moved to the Motley residence.
- The board is considering holding the 2021 Glenhurst Annual meeting virtually through Zoom or like technology. Stay tuned for further communication.

- a. The board is also investigating the use of electronic proxy voting for the 2021 Annual Meeting Board Elections.

### Treasurer

Collections Report: 8 homeowners owe past due HOA assessments \*\* No Change

September-Increase in Funds \$7.71; Expenses \$5,007.42

3,975.39 Quick Books Checking Account Balance on September 30, 2020

185,927.25 Quick Books Reserve Account Balance on September 30, 2020

Appropriated Reserve Monies approved at the 2020 Annual Meeting

88,250.00 Pond area walking trail and soil erosion on the west side\*  
450.00 Spent as of September 30  
87,800.00

24,000.00 Remove/Replace diseased Urban Ash trees  
3,725.00.00 Spent as of September 30  
20,275.00

72,910.00 2020 Budget for Expenses  
54,135.19 Spent as of September 30  
18,774.81

126,849.81 Total Appropriated Reserve Monies

59,077.44 Non-Appropriated Reserve Monies as of September 30, 2020

2020 Budget through August:

97.3% of projected increase in funds

74.25% of Budgeted expenses spent (9 months would equate to 75%)

5,000.00 October 2, Transferred from Reserve to Checking for September estimated regular expenses

BOK Balances as of October 20

Checking	5,669.74
Reserve	181,927.25
Total	187,596.99

- A. The board reviewed the proposed 2021 budget and approved the draft budget to be sent with statements in December for consideration at the 2021 Annual Meeting. Patty motioned for the approval of the draft budget, Jack seconded, motion carried.
- B. Consideration of making a \$200 donation to the Neighborhood Alliance of Central Oklahoma.
  - a. Bruce motioned to make a \$200 donation, Tiffany seconded, motion carried.

## Other

## COMMITTEE REPORTS

### Capital Improvements

Stan Motley

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Construction on the Walking Path is progressing nicely. Most of the sidewalk has been poured, only a small portion on the south end to complete. The retaining wall is under construction on the west side and the rock stairs on the north end have been replaced with hacket stone.

The covenants change to Capital Improvements Committee requested an additional \$1,500 in contingency funds to repour an approximately 12' section of sidewalk leading from the pavilion to the new stairs. Bruce motioned to approve the \$1,500 in contingency funds, Patty seconded, motion carried.

### Covenants

Diane Strube

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23 letters were mailed this past month. Most letters were for flower bed maintenance.

Our covenants do state "No signs or billboards will be permitted upon any Lot except signs advertising the sale or rental of a Lot or Lots which do not exceed five (5) square feet in area; provided, however, that this restriction shall not apply to the Declarant."

Given those guidelines in the covenants, it is expected that all political signage be taken down November 4.

### Landscaping

Malinda Eggleston

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2021 budget recommendations were made and returned to the Treasurer

Various fall and spring projects were discussed, to include the large spreaders at 122nd & 118<sup>th</sup> entrances, Yaupon Bushes and Nandinas on 116<sup>th</sup>, and address trees and hollies along McArthur.

Committee has received bids from 2 companies to replace the 44 diseased trees that were removed. Both bids came under the capital budget and within \$300 of each other. The overall project will be approached in a couple phases. First phase, planning to replace 36 trees this fall with Shumard Oak, Shantung Maple, Loblolly Pine, Cedar Elm, Pastiche, and Little Gem Magnolias. Once that is done, we add other plantings as needed.

### Neighborhood Patrol

<vacant>

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August report has been posted, no incidents for Glenhurst or Glenhurst Villas.

Our security patrol has dwindled to only 6-7 participants. We are asking for / urging residents to consider participating (2 hrs. per month) on the security patrol or we may be forced to disband the patrol and/or investigate other neighborhood watch options. As you can see, even the Patrol committee chair position is vacant. If you are willing to participate or lead this group, please reach out to the HOA President, Tiffany Motley at [Tiffany.Motley@outlook.com](mailto:Tiffany.Motley@outlook.com).

Since there has been no interest in the Security Patrol the HOA is investigating other opportunities like a possible Crime Watch program. While the HOA will sponsor and help fund and support any neighborhood security programs, security is not the responsibility of the HOA. Resident engagement and participation is required and essential to keep our neighborhood safe.

#### **Social**

**Ronnie Lawson**

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No update.

#### **Web Page**

**Todd Vogel**

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Online Proxy voting sites are being investigated and evaluated for our HOA needs. We believe this will be much easier for our residents and provide more consistency.

Webpage, Facebook, and Next Door are up to date.

Directory information has been updated as needed.

#### **Welcoming**

**Mickie Schicht**

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Mickie has continued to visit new residents who have joined us during the past several months.

**MEETING ADJOURNED 8:00 PM**

**NEXT BOARD MEETING: NOVEMBER 17<sup>TH</sup> AT 7:00 AT 5413 NW 118<sup>TH</sup> CIR**

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