

# Glenhurst

Annual HOA Meeting

February 15<sup>th</sup>, 2018

# Agenda

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

# Opening Remarks

- 2017 was a busy year for the HOA board, committee chair persons, and their staff.
- MAJOR ACHIEVEMENTS
  - The “Pavilion” project was completed in the Spring. This project included design, construction, and landscaping. It is now available for Glenhurst and Villas residents to enjoy.
  - Two picnic tables have been installed which will seat eight each.
  - Sprinkler system was installed in some of the newly transferred common areas.
  - Picnic held in June attended by over 100 residents
  - Landscape lighting and additional Christmas lighting was added at the entrances with plans to add more in 2018.
  - Discussions began and are still ongoing with the Developer pertaining to the office park construction at the 118<sup>th</sup> Street entrance.
- Continued development on last section of Glenhurst

# Board Members

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

# Committee Chairs

- |                           |                   |
|---------------------------|-------------------|
| • Covenants               | Lonnie Eggleston  |
| • 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

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	2017 BUDGET	2017 ACTUAL	OVER/(UNDER) BUDGET
<b>INCOME</b>			
40000 - Annual Dues	96,960	96,938	(22)
40010 - Interest Income	70	58	(12)
<b>TOTAL INCOME</b>	<b>97,030</b>	<b>96,996</b>	<b>(34)</b>
<b>EXPENSES</b>			
<b>GROUND</b>			
2004 - Landscaping	14,000	13,366	(634)
2008 - Irrigation and Sprinkler	4,000	1,833	(2,167)
2009 - Entry Flowers and Shrubs	10,000	8,078	(1,922)
2015 - Pond	500		(500)
2019 - Common Area Trees	2,000	1,950	(50)
2020 - Weed Control/Fertilizer	4,000	3,160	(840)
<b>TOTAL GROUND</b>	<b>34,500</b>	<b>28,387</b>	<b>(6,113)</b>
<b>UTILITIES</b>			
2002 - Water	9,500	7,395	(2,105)
2003 - Electricity	4,000	3,216	(784)
<b>TOTAL UTILITIES</b>	<b>13,500</b>	<b>10,611</b>	<b>(2,889)</b>

# Treasury Report - Income vs Expense

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	2017 BUDGET	2017 ACTUAL	OVER/(UNDER) BUDGET
<b>MISCELLANEOUS</b>			
2000 - Bank Service Charge	-	212	212
2001- Postage and Delivery	730	898	168
2005- Legal Fees	700	546	(154)
2006 - Web Page Maintenance *	180	85	(95)
2007- Welcome Committee	500	220	(280)
2011 - Neighborhood Events	3,500	2,376	(1,124)
2012 - Insurance Expense	6,700	2,863	(3,837)
2013 - Repairs and Maintenance	200	698	498
2016 - Storage Unit *	540	-	(540)
2021 - Property Mgmt Fees	5,100	5,100	-
2022 - Christmas Lights	2,000	1,830	(170)
2024 - Covenant Committee	100	-	(100)
2025 - Printing and Reproduction	1,000	42	(958)
2026 - Taxes	150	89	(61)
<b>TOTAL MISCELLANEOUS</b>	<b>21,400</b>	<b>14,959</b>	<b>(6,441)</b>
* Paid on two year contracts			
<b>TOTAL EXPENSES</b>	<b>69,400</b>	<b>53,957</b>	<b>(15,443)</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>27,630</b>	<b>43,039</b>	<b>15,409</b>

# Treasury Report - Balance Sheet

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## **ASSETS**

### **CURRENT ASSETS**

#### CHECKING/SAVINGS

Bank of America	715
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Bank of Oklahoma	3,098
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Bank of Oklahoma - Reserve	100,022
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<b>TOTAL CHECKING/SAVINGS</b>	<b>103,835</b>
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ACCOUNTS RECEIVABLE	(1,445)
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UNDEPOSITED FUNDS	1,037
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<b>TOTAL CURRENT ASSETS</b>	<b>103,427</b>
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### **OTHER ASSETS**

Property, Plant & Equipment (Pavilion)	81,959
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<b>TOTAL OTHER ASSETS</b>	<b>81,959</b>
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<b>ASSETS - TOTAL</b>	<b>185,386</b>
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# Treasury Report - Balance Sheet

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## **LIABILITY & EQUITY**

### **LIABILITIES**

-

### **EQUITY**

Retained Earnings

142,347

Net Income

43,039

### **TOTAL EQUITY**

**185,386**

## **LIABILITIES & EQUITY - TOTAL**

**185,386**

# Treasury Report - Proposed Budget

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	2017 BUDGET	2017 ACTUAL	2018 BUDGET	BUDGET INC/(DEC)
<b>INCOME</b>				
40000 - Annual Dues	96,960	96,938	98,400	1,462
40010 - Interest Income	70	58	70	12
<b>TOTAL INCOME</b>	<b>97,030</b>	<b>96,996</b>	<b>98,470</b>	<b>1,474</b>
<b>EXPENSES</b>				
<b>    GROUNDS</b>				
2004 - Landscaping	14,000	13,366	14,000	634
2008 - Irrigation and Sprinkler	4,000	1,833	4,000	2,167
2009 - Entry Flowers and Shrubs	10,000	8,078	10,000	1,922
2015 - Pond	500	-	-	-
2019 - Common Area Trees	2,000	1,950	2,500	550
2020 - Weed Control/Fertilizer	4,000	3,160	3,500	340
<b>TOTAL GROUNDS</b>	<b>34,500</b>	<b>28,387</b>	<b>34,000</b>	<b>5,613</b>
<b>    UTILITIES</b>				
2002 - Water	9,500	7,395	9,785	2,390
2003 - Electricity	4,000	3,216	3,500	284
<b>TOTAL UTILITIES</b>	<b>13,500</b>	<b>10,611</b>	<b>13,285</b>	<b>2,674</b>

# Treasury Report - Proposed Budget

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	2017 BUDGET	2017 ACTUAL	2018 BUDGET	BUDGET INC/(DEC)
<b>MISCELLANEOUS</b>				
2000 - Bank Service Charge	-	212	200	(12)
2001- Postage and Delivery	730	898	900	2
2005- Legal Fees	700	546	600	54
2006 - Web Page Maintenance *	180	85	200	115
2007- Welcome Committee	500	220	300	80
2011 - Neighborhood Events	3,500	2,376	2,500	124
2012 - Insurance Expense	6,700	2,863	4,000	1,137
2013 - Repairs and Maintenance	200	698	700	2
2016 - Storage Unit *	540	-	1,185	1,185
2021 - Property Mgmt Fees	5,100	5,100	5,100	-
2022 - Christmas Lights	2,000	1,830	2,500	670
2024 - Covenant Committee	100	-	40	40
2025 - Printing and Reproduction	1,000	42	1,000	958
2026 - Taxes	150	89	600	511
<b>TOTAL MISCELLANEOUS</b>	<b>21,400</b>	<b>14,959</b>	<b>19,825</b>	<b>4,866</b>
* Paid on two year contracts				
<b>TOTAL EXPENSES</b>	<b>69,400</b>	<b>53,957</b>	<b>67,110</b>	<b>13,153</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>27,630</b>	<b>43,039</b>	<b>31,360</b>	<b>(11,679)</b>

## Vote On Proposed Budget

# Capital Improvements

For 2018 the Board is proposing three projects:

- Construction of a sidewalk along the east side of Glenhurst Blvd, extending north from 120<sup>th</sup> Street to 122<sup>nd</sup> Street.
  - Provides sidewalk access from Glenhurst to the NW Library.
  - Estimated cost = \$16,000 - \$20,000.
- Additional enhancements to the Pavilion/Picnic area.
  - Landscaping - Estimated cost = \$1,200.
  - Benches to be added in paved offsets - estimated cost = \$1,800.
- Fence and landscaping at the 118<sup>th</sup> Street entrance.
  - This is a contingent requirement based on developments.
  - Estimated "set aside" = \$8,000.



Capital Improvements

Vote On Capital  
Improvements

# Committee Reports

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



# Covenants

- Members: Jerry Duncan and Lonnie Eggleston
- Sent 65 letters during 2017 pertaining to 51 violations
- Overall, 38 of the violations (75%) were corrected. The letters are effective.
- Habitual offenders - 8
  - yard maintenance (3)
  - trash cans (2)
  - satellite dish (1)
  - BB goals (2)

# “Outside The Lines”

- PET DEPOSITS - If your pet makes a deposit in a neighbor's yard, PLEASE PICK IT UP! It's a city ordinance!
- TREES - For those of us who have trees in our yards near the sidewalks; please trim them high enough that they can be comfortably walked under without having to crouch or exit to the street.
- SIDEWALKS - The sidewalks in front of our homes belong to the homeowner and are their responsibility to maintain. We have had several instances where residents have fallen, some requiring medical attention, over uneven sidewalks. This can lead to potential liability issues for the homeowner.
- SIDEWALKS - The public sidewalk shall not be obstructed. Please keep your cars off of the sidewalk. This is also a city ordinance.
- MEET YOUR NEIGHBORS - Practice being considerate and tolerant. It's the “neighborly” thing to do!!

# Landscape

## LANDSCAPE EXPENSE:

(Common Ground Maintenance / Weed Control & Fertilization)

- Maintenance duties divided:  
New contract with The Ground Guys for 2018 (mowing/edging)  
Don's Pest & Weed Control (weed control and fertilization)
- Nature's Way Landscaping provides entrance flowers spring and fall.
- Monthly weeding of beds and major tree trimming will be done as needed by contracting per job
- Urbanite ash tree was broken by storm last spring on Glenhurst Blvd and has been replaced.
- 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. Plans to add extra sprinkler heads at northwest end of dam to improve coverage are being considered.
- Will need to rework irrigation north of 118<sup>th</sup>, south of the new business complex once completed.

# Security Patrol

- Crime
  - There were 15 reports of crime in 2016
  - There were 11 reports of crime in 2017
    - Stolen Auto (1 incident)
    - Vandalism (1 incident)
    - Assault (1 incident)
    - Fraud (3 incidents)
    - Theft (2 incidents)
    - Lost Property (1 incident)
    - Phone Calls (1 incident)
    - Miscellaneous (1 incident)
  - Please inform Glenhurst Security of criminal or suspicious activity - we want to notify everyone to be alert

# Security Patrol (Continued)

- Ways to Help Thwart Crime
  - Turn on Lights
  - Install Security Systems
  - Install Security Cameras
  - Pick up Newspapers
  - Close Garage Doors
  - Don't leave cars running or unlocked while unattended
  - Don't leave valuables in vehicles parked outside

# 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

## 2018 Social Calendar

- Dinner Groups
  - Groups go to dinner on the 2<sup>nd</sup> 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](mailto:judithsmith@cox.net)

# Social (Continued)

- Ladies Lunch Group
  - Ladies of the Glenhurst neighborhood go to a different restaurant on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month, January through October. We meet at the restaurant at 12:30.
  - In November we only go on the 2<sup>nd</sup> Wednesday and in December we have a party on the 2<sup>nd</sup> Wednesday.
  - If you are not currently included in the email list, contact Diana Forrest at [mtfdlf@cox.net](mailto:mtfdlf@cox.net)
- Men's Coffee Meeting
  - The men of the neighborhood meet Monday through Friday at 8:00 a.m. at WHATABURGER on MacArthur by Memorial.

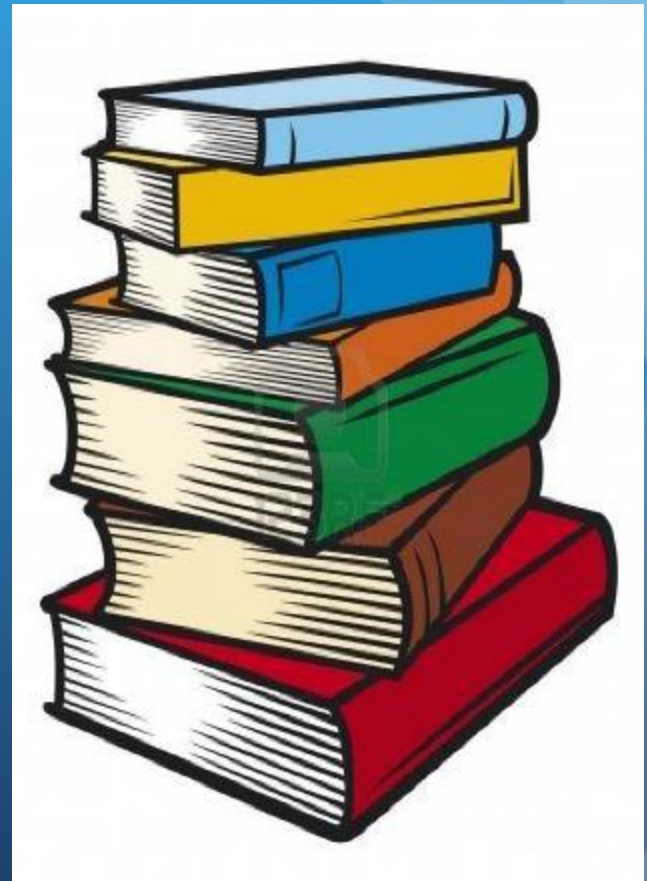


# Social (Continued)

- Garage Sale
  - We have a neighborhood garage sale on the 1<sup>st</sup> 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
- \*\*\*\*\*Social Committee Chairperson needed\*\*\*\*\*
  - Spring Picnic
  - Fall Picnic

# Glenhurst Book Club

- Do you like to read? Would you like to meet some of your neighbors?
- KICK OFF MEETING: Feb 19, 7 PM at Betty McAfee's home, 5505 NW 120<sup>th</sup>
- If interested, contact Carol Stalcup, [hunters2@sbcglobal.net](mailto:hunters2@sbcglobal.net), 834-9888 (cell), or 751-0501 (home)
- Sign up Sheet is on the back table



# Web Page / Social Media

- <http://www.glenhurstokc.com>
- Our Yearly web visits is 5,813
- Hits from ALL over the world
- Bulletin Board - 1,597 year
- Logging In - 1,288 year
- Covenants - 240 Year
- Glenhurst also has a Facebook Page - Glenhurst HOA
- Glenhurst is part of Nextdoor - Blog for Neighborhoods

# On-Line Directory

- Glenhurst Web page has on-line directory
- Secure (behind Glenhurst Login)
- Only individuals who are Glenhurst members provided access
- No intent to publish hard copy directory this year
- Gives patrol and others ability to call with information
- “Opt Out” available
- Kept up-to-date with information from house closings, etc.
- Please verify accuracy of your information

# Welcoming

- Glenhurst

• 116 <sup>th</sup> St	3
• 117 <sup>th</sup> St	2
• 117 <sup>th</sup> Terr	1
• 118 <sup>th</sup> Cir	1
• 118 <sup>th</sup> St	1
• 119 <sup>th</sup> Terr	3
• 122 <sup>nd</sup> Terr	2
• Glenhurst Blvd	1
• Sawgrass Rd	3
• Wileman Way	3
Total	20

- Villas

• 119 <sup>th</sup> Cir	2
• 121 <sup>st</sup> Cir	1
• Dornick Cir	3
Total	6

# HOA Board

- Positions are not paid, they are voluntary
- Has fiduciary responsibility of HOA
- Meets on a monthly basis
- Prepares for the annual meeting
- Responds to covenant violations
- Not responsible for street maintenance/signage
- Does not settle neighbor disputes
- Does not address yard art
- Responsible for the overall operation of the HOA
- Encourages residents to meet and be welcoming to residents
- Welcomes more resident participation on committees

# Elections

- Lonnie Eggleston
- Bruce McAfee
- Open
- Open
- 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 2018
  - 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!