

Glenhurst HOA | MINUTES

Meeting date | time 09/15/2020 | 7:00 PM | Meeting location Glenhurst Pavilion

BOARD MEMBERS

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

COMMITTEE MEMBERS

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

GUESTS

Judy Harris	Doris Washington

MEETING CALLED TO ORDER AT 7:00 PM

APPROVAL OF MEETING MINUTES:

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

BOARD MEMBER REPORTS

President

- The Glenhurst Neighborhood Garage Sale will be the weekend of September 25 and September 26. The HOA will post the signage the week prior. Homeowners are responsible for obtaining their own permits for garage sales.

- B. Committee chairpersons have been asked to start looking at any 2021 budget items. They should communicate with Bruce if any changes are to be considered. Would like to have the proposed 2021 Budget approved by the Board at our November meeting so it could be mailed out with the 2021 HOA Dues Statements.
- C. Due to COVID, the days getting shorter, and the weather getting cooler, the monthly HOA meetings will be moved to the Motley residence.
- D. The board is considering holding the 2021 Glenhurst Annual meeting virtually through Zoom or like technology. Stay tuned for further communication.

Treasurer

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

August-Increase in Funds \$8.19; Expenses \$8,655.80

4,892.36 Quick Books Checking Account Balance on August 31, 2020

190,919.54 Quick Books Reserve Account Balance on August 31, 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 August 31

87,800.00

*8/26 Board approved \$7,000 more for benches & replacing rock steps

24,000.00 Remove/Replace diseased Urban Ash trees

3,725.00.00 Spent as of August 31

20,275.00

72,910.00 2020 Budget for Expenses

49,127.77 Spent as of August 31

23,782.23

131,857.23 Total Appropriated Reserve Monies

59,062.31 Non-Appropriated Reserve Monies as of August 31, 2020

2020 Budget through August:

96.7% of projected increase in funds

67.38% of Budgeted expenses spent (8 months would equate to 66.7%)

4,000.00 Sept 10, Transferred from Reserve to Checking for September estimated regular expenses

BOK Balances as of August 15

Checking

5,650.05

Reserve	186,919.54
Total	192,569.59

- A. The following dues policy was brought before the committee for a vote (bullets a and b). Patty Barrett motioned to approve the item, Tiffany Motley seconded, and the motion carried.
- Glenhurst Annual HOA dues for 2021 are \$240.00 and full payment is due by the 31st of December 2020. Dues payments not received by that date are delinquent. The postmarked date will be the verifying date for receipt of all payments. A final notice will be sent mid-January for dues payments not yet received. If full payment is not received by January 31, 2021, then a lien will be filed. To avoid a lien filing and associated fees, please ensure that your payment is postmarked on or before January 31, 2021.
 - If, due to the COVID pandemic, you believe you will have a challenge with your HOA dues being fully paid on time, then send an email no later than December 31, 2020 to our HOA at glenhursthoa@gmail.com. The following information is needed for the Board to consider your request. Your name, address, an explanation of your circumstances you would like the Board to take into consideration and a timeline of how your 2021 dues would be paid to the HOA. The Board will reply to you via email, no later than January 22, with a decision to your request.

Other

COMMITTEE REPORTS

Capital Improvements

Stan Motley

Construction on the Walking Path around the pond is set to begin this week. No completion date has been set at this time. Updates will be provided as construction continues.

Covenants

Diane Strube

1 letter was sent this past month for an RV being parked at a residence for multiple weeks.

Landscaping

Malinda Eggleston

We have one estimate from Heartland Landscape (they did the pavilion planting) for replacing trees and landscaping where the ash trees were removed. Judy and Jim met with Robert Hampton prior to Labor Day and we are waiting on a proposal from him for comparison and discussion. We would like to have a plan in place to begin planting by the end of November.

An issue regarding trimming of HOA trees was brought before the committee. The following response was proposed. Bruce motioned to approve the response, Patty seconded, motion carried

"The Glenhurst HOA board discussed your concern with leaves falling into your yard causing problems for your dogs. However, according to tree encroachment law, "leaves or acorns, that fall off and end up on adjacent property are considered a natural occurrence and are the responsibility of the landowner on whose property they ultimately come to rest." Homeowners are also free to trim back any branches that overhang over the HOA fence.

Our HOA tries to keep limbs off all our HOA fences to help prevent damage to the fence and to help the trees look more attractive. We do plan to trim the HOA trees well off the fence adjacent to your property.”

Neighborhood Patrol

<vacant>

Crime report for August has not been posted by Neighborhood Alliance.

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.

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

The neighborhood food truck was very successful. We had 185 participants representing 84 homes in our community.

Pictures of the even have been posted to the website.

Web Page

Todd Vogel

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

Directory information has been updated as needed.

Welcoming

Mickie Schicht

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

MEETING ADJOURNED 8:00 PM

NEXT BOARD MEETING: OCTOBER 20TH AT 7:00 AT 5413 NW 118TH CIR

ALWAYS CHECK THE WEBSITE AND CALENDAR FOR UPDATED INFORMATION.