

Glenhurst HOA | MINUTES

Meeting date | time 06/23/2020 | 7:30 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	
Landscaping	Malinda Eggleston	Present
Security	<Vacant>	
Social	Ronnie Lawson	
Web Page/Social Media	Todd Vogle	Present
Welcoming	Mickie Schicht	

GUESTS

Carter Foree – Architecture Committee	Doris Washington
Judy Harris	John Wilson

MEETING CALLED TO ORDER AT 7:30 PM

APPROVAL OF MEETING MINUTES:

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

BOARD MEMBER REPORTS

President

- Carter Foree joined the June meeting to share the following information
 - Unfinished House at 5417 NW 117th Terr
 - The Glenhurst Developers (Mashburn/Coyle/Foree) have had a lawsuit on behalf of the HOA for several years regarding this property. They have “won” many

judgements. Unfortunately, appeals have been filed and the courts are unable to determine the true owner of the property between Cobb, King, and Bui. There will be no action until ownership can be determined. Therefore the developers have dropped the lawsuit "with prejudice" meaning they can reengage once ownership has been determined.

- ii. We understand the concerns regarding the condition of the house, lot, and adjoining lot. Our only known course of action at this point is for any and all Glenhurst homeowners to contact the Action Line repeatedly as well as contact Councilman Mark Stonecipher.
- b. Stem wall House on the east corner of 117th Street
 - i. This lot was purchased in a sheriff sale several months back. The owner claims to have a set of construction plans to match the stem wall and is seeking a building permit.
- c. The Architecture Committee (Mashburn/Coyle/Foree) is ready to turn over the committee to the HOA. They have requested to retain oversight of the unbuilt or under construction lots (currently 11).
 - i. The HOA Board of directors will meet to determine how and when to take over the Architecture Committee duties and under what conditions.
- d. The empty lot off 118th Street between the office complex and the Villas has been sold. It is zoned for office space. The new owner wants to build a home on the back half and office on the front half and is in the process of pursuing the site plan and zoning processes.
- B. There have been ongoing concerns about the increase in pet waste left in our community. We have determined we do not need any permits to post signs displaying the city ordinance requiring owners to clean up after their pets. Next, the HOA will obtain cost of the signage.
 - a. We also discussed; with the addition of the new walking path, we will add signage around the pond requesting residents to not feed the wildlife. Water fowl, particularly geese, leave a mess and can become aggressive. We do not want to draw additional wildlife to the area.
- C. There has been an increase of solicitors in the neighborhood. We've received several calls and emails from residents.
 - a. The HOA cannot take any action against solicitors. It is already posted in our community that they are not welcome.
 - b. Call the police. Even if they claim to have a "license".
 - c. Post a "No Solicitors" sign on your door. This makes the "license" they claim to have allowing them to solicit not valid on your property.

Treasurer

Collections Report: 8 homeowners owe past due HOA assessments							
May-Increase in Funds \$9.42; Expenses \$3,682.34							
\$	8,916.94	Quick Books Checking Account Balance on May 31, 2020					
\$	220,894.16	Quick Books Reserve Account Balance on May 31, 2020					
	Appropriated Reserve Monies approved at the 2020 Annual Meeting						
	81,250.00	Pond area walking trail and soil erosion on the west side					
	0.00	Spent as of May 31					
	81,250.00						
	24,000.00	Remove/Replace diseased Urban Ash trees					
	150.00	Spent as of May 31					
	23,850.00						
	72,910.00	2020 Budget for Expenses					
	20,865.16	Spent as of May 31					
	52,044.84						
\$	157,144.84	Total Appropriated Reserve Monies					
\$	63,749.32	Quick Books Non-Appropriated Reserve Monies as of May 31, 2020					
2020 Budget through May:							
	96.3% of projected increase in funds						
	28.6% of Budgeted expenses spent (5 months would equate to 41.7%)						
\$	8,000.00	Transferred on June 9 for June estimated expenses from Reserve to Checking					
BOK Balances as of June 23, 2020							
\$	6,537.73	Checking					
\$	212,894.16	Reserve					
\$	219,431.89	Total					

Other

COMMITTEE REPORTS

Capital Improvements

Stan Motley

The capital improvements committee shared the current plans for the walking path.



Glenhurst Walkway
(V2).pdf

A bid specification document has been requested from an Architect. This will enable us to obtain consistent bids from multiple contractors.

The question was asked at the meeting if we will have to remove any existing trees around the pond and the answer is no, we do not plan to loose any existing trees.

Covenants

Diane Strube

One covenant letter was recently sent for a trailer parked several days/nights in the driveway.

Landscaping

Malinda Eggleston

- New LED light installed in the pond fountain
- Trimmed and shaped all Hollies in Glenhurst.
- Weed, mulch, and general cleanup of five tree well in the picnic lot.
- Mulched thin areas in flower berm (6 bags).
Replaced tall sprinkler heads on top of flower berm with lower heads to reduce water spray on spruce trees.
- Cap and bury one old sprinkler bubbler and adjust one pond rotor.
- Remove one thin and tall multi-trunk tree growing up into a large holly at far south end of MacArthur.
- Tree trimming on pond, dry pond, and dam
- Sod plus delivery, 700 sq. ft. including required topsoil
- Trenching and moving sprinkler line and heads to the back of the fence for water coverage, adjusted 4 other heads.
- Labor to clean, level area, install dirt and sod.
- Sprinkler parts for repair/replacement of heads.
- Sprinkler repair/line leak.
- Mulch was added around trees at the pavilion and grass removed from the tree wells.

YARD OF THE MONTH: Mary and Charles Khloury

Neighborhood Patrol

<vacant>

May report has not been released.

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.

Social

Ronnie Lawson

Picnic: Due to the Covid-19, we are unable to provide tables, chairs and bounce house for the Glenhurst HOA 2020 picnic. We are in the final stages of deciding the two food trucks. We will announce in July. Will have raffle tickets and drawing for adults and kids.

Suggested date for the picnic is Saturday August 29th, 2020 from 5:30-8:30.

Web Page

Todd Vogle

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

Directory information has been updated as needed.

Welcoming

Mickie Schicht

6 New residents in the month of June, Welcome!!

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.