

## **GLENHURST HOA BOARD MEETING**

**September 16, 2014**

Board Members: Present: Bill Holloway, David Mueller, Gene Daniel, Steve Smith, Linda Brundage

Committee Members: Present: Connie Poppe, Bobbe McGrew, Herb Forrester, Malinda Eggleston, Mickie Schicht, Judy Johnston Absent: Diana Forrest

Guests: Henry McGrew, Vicki Holloway, Glenhurst Residents

Meeting started at 7:04pm with a review of the Meeting Minutes of 8-19-14: Approved

### **Treasurer Report:** David Mueller

Statement of Assests, Liabilities and Capital (unaudited) were reviewed. Our liability insurance needed to be upgraded to include general liability in addition to liability for board members. The costs for this insurance is \$2981.78 for 12 months. When the fences are turned over to the HOA from the developer, in upcoming months, we will need to add additional insurance which could be as high at \$6000. Neighbors who have this fence will need to know they also have partial liability for the fence. The board voted to approve the fee of \$2981.78 for the additional liability insurance. Steve Smith advised he has reviewed the budget as of the end of July 2014.

### **Capital Improvements:** Herb Forrester

Waiting on bids from landscaping companies for fees to develop overall plan to improve the common areas. Has received one bid of \$200 per hour to a max of \$2800. Needs response from two additional companies. Henry McGrew got bids for the fence along the spillway. The bids were presented with pros and cons and costs of each bid. After discussion the board voted to approve the bid from Five Star Fence Co. of \$8498.

### **Covenants:** Judy Johnston/Malinda Eggleston

Pool construction by a resident was approved by Carter Foree (architectural committee) as well as a request to finish a bonus room. Pergola being constructed by a resident has not yet been approved. Carter has not been contacted concerning this building project. Travel Trailer that was improperly parked at a residence has been removed. Complaints have been received concerning an outbuilding.

### **Landscape:** Malinda Eggleston

Trees have been removed from NW 122<sup>nd</sup> that were dead and it looks much better. New rain sensors have been shipped and should be here Thursday, approximate cost of installation is \$200. The tree on NW 118 that was run over by a vehicle will probably need to be replaced in the spring.

### **Security:** Steve Smith

New volunteers have been added to the Security Patrol. Steve Smith also reported on the soliciting permits that allow individuals permission from the City of Oklahoma City to solicit in neighborhoods even if we have signs that say No Soliciting. If they have a city permit they can solicit. This information has been added to the website. He could not report on recent crime as the Neighborhood Alliance has not updated their information recently.

### **Social:** Linda Brundage for Diana Forrest

Total cost of Neighbors Night Out Picnic was \$1537.01. We had approximately 100 people. The food that was left was taken to the fire station on MacArthur. The Social Committee will be creating new Dinner Groups sometime in October for the sessions to start in November. Bob Grace will negotiate a price and food selection for the Christmas dinner to be held at the Downtown Petroleum Club. This event requires reservations and money paid in advance of the event. Diana needs to know when the dues letters will be mailed in order to include the reservation sheet for the Christmas party.

**Website/Gmail:** Bobbe McGrew

126 residents are registered on our website. An increase occurred when the information went up on the signs for the party. When she receives emails with questions from residents concerning complaints, questions she advises them to contact a board member directly.

**Welcoming:** Mickie Schicht

Mickie has been in touch with some of our new residents (the ones she can find at home) and reported that we have some very nice people moving in to Glenhurst. She had some questions from neighbors that she meets in her visits. Questions about house plans should go to Carter Foree. Drainage problems are issues for the builder and possibly Carter as well. No current plan for sidewalk to the Library but can be addressed as part of Capital Improvement Plan. There is no covenant against parking in the street. Nails in tires are unavoidable as long as we have building going on in the area.

**Old Business:**

Gene Daniel has no update on legal issues other than our current attorney bill was between \$500-\$600. No demand letters have been sent.

**New Business: Nothing**

**Residents from neighborhood requested presence before board:** Two residents of the neighborhood requested time with the board to discuss issues they are having with a neighbor. They presented the issues of covenant violations they are dealing with and have been for some time. The issues will be reviewed by the covenant committee and a letter sent to the resident. This will be reviewed at the next meeting.

**Next Meeting:** October 21, 2014 if Library has room available.

**Meeting Adjourned: 8:12pm**

Respectfully submitted, Linda Brundage