

Glenhurst HOA

Board Meeting – July 19, 2016

Board Members		
President	Sandy Wavers	Present
Vice President	Lonnie Eggleston	Present
Treasurer	Melinda Paine	Absent
Secretary	Jed Liuzza	Absent
At Large	Marvin Grosche	Present

Committees		
Capital Improvements	Herb Forrester	Present
Covenants	Lonnie Eggleston	Present
Directory	Jed Liuzza	Absent
Landscaping	Malinda Eggleston	Present
Security	Steve Smith	Present
Social	TBD	
Web Page	Judy Smith	Present
Welcoming	Mickie Schicht	Present

HOA Management Company		
White Enterprises	Shirley Salgat	Not present

Guests		

I. MEETING CALLED TO ORDER AT 7:08pm

II. RECOGNITION

None

III. APPROVAL OF JUNE, 2016 MINUTES

Approved by all board members.

IV. BOARD MEMBER REPORTS

A. TREASURES REPORT

Financial reports were distributed. All expenses are paid up.

Net income for the period ending June 30, 2016 is \$ 57,900.85; current assets in the amount of \$153,820.

B. MANAGEMENT COMPANY

No report.

V. COMMITTEE REPORTS

A. CAPITAL IMPROVEMENTS

Herb reported that the architect was ready to meet and review the plan for the common area shelter. A meeting has been set for July 25 to finalize plans before bids are requested.

The developer has approved the plans and agreed to complete the conversion of the property deed to the HOA at the end of July.

B. COVENANTS

The lawsuit on the red roof has been finalized. The HOA should be receiving a settlement check in the amount of \$20,000 (per Matthew Winton, attorney).

Lonnie reported that 25 violation letters were sent in early July.

Nine were repeats from the last mailing (21total) representing approximately a 58% compliance. Fifteen letters were new persons to the list. It was reported that there are five habitual homeowners with repeated noncompliance letters being sent for the last three years. Documentation is available and the committee requested that the board contact our attorney and request demand letters be sent to these homeowners. Motion was made, seconded, and approved. Marv was asked and agreed to send the information to the lawyer.

A concern about several compliance issues involving a rental house on 116th was discussed. The committee requested written documentation/pictures from the surrounding concerned homeowners. This information can then be sent to the rental management company and copied to the family of the homeowner.

C. DIRECTORY-No Report

D. LANDSCAPING

5300 NW 121st Street was chosen as Yard of the Month. Homeowners are Steve and Jane Zielny. Sixteen homes received votes.

There are numerous large flat weeds around the pond area and Don's is being contacted for a solution. There is some money left in the irrigation budget but the committee may have to request additional to rework an area on the east end of the 122nd right-of-way that is not getting enough coverage. In addition, the right-of-way along MacArthur need more heads to cover properly. Landscape Partners had been requested to cut out a volunteer tree growing though a holly on the MacArthur right-of-way.

E. SECURITY

There has not been a recent report from the Neighborhood Alliance since the last June meeting.

F. SOCIAL

No report.

G. WEB PAGE

Several new homeowners have been requesting access to the webpage. Judy Smith or Jed Luizza should be contacted for any changes to the directory or web page.

H. WELCOMING

Three new homeowners have moved in and been contacted since the last meeting. Herb stated that there are approximately nine homes for sale in Glenhurst.

NEW BUSINESS

The motion was made, seconded and approved to have the black lettering on Glenhurst entrance signs repainted. Cost to the HOA \$60.

Judy Smith reported that there were skunks running in the area of 118th street and surrounding block. She will contact someone to humanely remove the skunk family.

MEETING ADJOUNED 8:25 PM

NEXT MEETING AUGUST 16, 2016