

# Glenhurst

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ANNUAL HOA MEETING

FEBRUARY 16, 2021

# Agenda

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Opening Remarks

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Board Members

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Committee Members

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Glenhurst Community

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Questions & Answer

# Opening Remarks

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# Video Conference Etiquette

Tips and Tricks for hearing and being heard.

To avoid disruption, be sure to mute yourself if you are not speaking.

To ask a question, please raise your hand and wait to be acknowledged.

- You may also send a chat. These will go to the host and co-host only. All other options have been disabled.

When speaking, please introduce yourself and speak loud enough for everyone to hear.

# Board of Directors

President – Tiffany Motley

Vice President – Patty Barrett

Treasurer – Bruce McAfee

Secretary – Mary Winn

At Large – Jack Brundage

# Committee Chairs

Architectural – Carter Foree

Capital Improvements – Stan Motley

Covenants – Diane Strube

Landscaping – Malinda Eggleston

Neighborhood Watch – Vacant

Social – Ronnie Lawson

Web & Social Media – Todd Vogel

Welcoming – Mickie Schicht

# Your Glenhurst Community

Thank you all for working together to keep Glenhurst a desired subdivision in which to live!

The Glenhurst Subdivision of OKC has 7 developed sections spanning 140 acres.

- Included are 7 acres of common area.

As of December 31<sup>st</sup>, there are 455 potential homeowner lots with 441 property owners paying dues:

- 390 non-gated lots
- 65 gated lots in the Villas
- 10 without a home/individual property owner

With 445 owned homes using an estimated average value of \$320,000 per home, our community's property value is in the area of **One Hundred Forty-Two Million Dollars.**

# Committee Reports

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# Capital Improvements

Stan Motley – Committee Chair

Bruce McAfee

Arsine Basmadjian

Lonnie Eggleston

Marv Grosche

I would like to thank all the committee members for their involvement and support throughout the year. - Stan

## 2020 Walking path project

The original budget included funding for a concrete sidewalk around the pond and erosion repair on the west side of the pond. Once we began to plan the project the committee requested additional funding to include replacing the stone steps, the approach to the steps and to install 3 benches positioned around the pond.

Greenshade Trees, Inc was chosen to construct the sidewalk and erosion repair.

Construction took approximately three months September 24 to December 15.

The completed walking path is approximately 1600 linear feet. The loop formed by the walkway is approximately ¼ mile for those that want to calculate walking distances.

Budget		
	Initial Budget	\$81,250
8/26/2020	Steps & Benches	\$7,000
10/20/2020	Approach to Steps	\$1,500
11/17/2020	Additional for Approach	\$353
	<b>Total Budget</b>	<b>\$90,103</b>

Expenses	
Architect	\$450
Sidewalk & Steps	\$83,017
Benches	\$1,708
Approach to Steps	\$1,853
<b>Total Expenses</b>	<b>\$87,028</b>

## Summary

The response from the community has been very positive. If you have not taken the opportunity to visit the pond, please to do so!

# Covenants

Diane Strube – Committee Chair

Todd Vogel

Sean Gilmore

You can now email the covenants committee at:

[glenhurstcovenants@gmail.com](mailto:glenhurstcovenants@gmail.com)

Violations	2020
Total Letters	124
Habitual Offenders	25
Yard Maintenance	54
Trash Cans	33
Automobiles	5
Signs	7

## Glenhurst Covenant's read:

- Each owner shall keep all shrubs, trees, grass and planting of every kind on his lot, neatly trimmed, property cultivated and free of trash, weeds and other unsightly material
- No signs permitted upon any lot except advertising the sale or rental
- All trash containers shall be maintained so as not to be visible from any public thoroughfare, except for a period of 24 hours before and after garbage pickup. At all other times they shall be out of view either in the garage, sight proof fence, back yard, or an enclosure created by the homeowner from material similar to the exterior of the home or from sight proof fencing (no exception)
- Any vehicle that is not driven daily may NOT be parked in the driveway or in front of the residence. A residence with a three-car garage can have no more than three vehicles parked in the driveway overnight.

# Landscaping

Malinda Eggleston – Committee Chair

Jim Davis

Judy Harris

Mary Acree

Sue Sullivan

Doris Washington

Thank you to those who help with the sprinklers!!

Bruce McAfee

Stan Motley

Jack Brundage

## 2020 HIGHLIGHTS

### Trees

- Early spring the remaining diseased green ash trees were removed.
- Brian Dougherty, Director Parks & Public Spaces (Oklahoma Community Foundation) was consulted for design and types of trees to install. In the fall, two companies submitted bids for replacement of landscaping per the capital funds approved at the annual meeting.
- 34 new trees of various varieties have been installed in the common areas.
- All trees around the pond and dry pond were professionally trimmed again due to ice storm damage.

Diseased willows were put on a schedule of 4 treatments. Due to an October ice storm, the trees are again being professionally trimmed and shaped in January 2021.

The light in the pond fountain was replaced with an LED light.

Removed six overgrown Nellie Holly trees and two dead Pistache on MacArthur.

General ongoing maintenance was performed to include, trimming hollies/crepe myrtles/grasses, repair and maintenance of the irrigation system, mulching and spraying for bagworms etc.

# Why Plant a Tree?

The best time to plant a tree was 20 years ago.

The next best time to plant is NOW. -  
*Chinese Proverb*

## VALUE:

- Increases property value by as much as 20%
- Atmospheric purification-removes pollutants and CO2
- Solar radiation control-reduces heat
- Precipitation control
- Improves aesthetics contributing to health and well-being

## HOA CC&R:

- Glenhurst CC&R's require a tree in the front yard (two on corner lots). Size and location requirement on web page.
- Oklahoma City code also requires a tree in the front yard.

## TREES FOR CENTRAL OKLAHOMA URBAN ENVIRONMENT:

- Shantung Maple, Cedar Elm, Chinese Pistache, Loblolly Pine, Shumard Oak, Bald Cypress

## REFERENCES:

- Oklahoma Cooperative Extension Service factsheets,
- 1) L-440 Tree Planting Guide
- 2) HLA-6414 Planting Trees and Shrubs
- <https://extension.okstate.edu/fact-sheets>

## "Tree Selection Guide" from City of OKC

- <https://www.okc.gov/residents/action-center/neighborhood-resources/tree-selection-guide>

# Neighborhood Watch

## Security Patrol

We need homeowners to step up to volunteer. Right now, we only have enough volunteers participating to patrol 5 days a month.

Volunteers have a two hour shift each month patrolling the community using a two-person team. Our volunteers are non-confrontational – report and contact the police if necessary. A brief training with the Hefner Police Station prior to your first shift will be required.

**Without resident participation we will no longer have an organized neighborhood oversight.**

The best thing we can do as individuals is to get to know your neighbors and look out for one another.

# Social

Ronnie Lawson – Committee Chair

Doris Washington

Diane Strube

## Food Truck/Volunteers

MacKenzie Lawson

Jason Beaubien

Kristin Hardison

Todd Vogel

Gene Strube

Jennie Wynne

\*Due to COVID-19 many activities are on hold. Contact persons are listed for status of activities.

If you are interested in becoming a part of this committee contact Ronnie Lawson at: [ronnielawson913@yahoo.com](mailto:ronnielawson913@yahoo.com)

## Food Truck Event

**185 Attendees!!**

- On the Move Food Truck & Kona Ice
- Receive donation from Tatum Homes & The Dog House of OKC
- Raffles for Adults & Kids
  - 50 Gift Cards
  - Sprouts, Chick Fil A, Lowes, Home Depot
- Music by Jim Davis

See Pictures on Glenhurst Website

## Dinner Groups

Groups go to dinner on the 2<sup>nd</sup> Thursday, January through December. Groups are randomly selected for 4 months. In the 5<sup>th</sup> month, you will be part of another group for 4 months, etc. This is a great way to have fun, experience new restaurants, and get to know your neighbors.

If you are interested in becoming a part of the dinner groups, contact Patricia Heller at [urheller@hellernet.net](mailto:urheller@hellernet.net)

## Garage Sale

- 1<sup>st</sup> Friday & Saturday of May
- Each home responsible for own permit
- HOA Posts signs – Each Entrance

## Community Book Club

- 3<sup>rd</sup> Monday @ 7:00 PM
- Carol Stalcup's Home
- Contact Judy Smith [judithsmith@cox.net](mailto:judithsmith@cox.net)

## Neighborhood Bunco

- 1<sup>st</sup> Thursday @ 6:30 PM
- Meet on Zoom
- Contact Jane Blincow [blincowjk@gmail.com](mailto:blincowjk@gmail.com)

## Ladies Lunch Group

- 2<sup>nd</sup> & 4<sup>th</sup> Wednesdays @ 12:30
- Different restaurants each time
- Meet January through October
- Contact Diana Forest at [mtfdlf@cox.net](mailto:mtfdlf@cox.net)

## Men's Coffee Meeting

- Monday through Friday @ 8:00 AM
- WHATABURGER on MacArthur by Memorial

# Web & Social Media

Todd Vogel

Website Stats	2019	2020	Difference
Total Page Visits	7621	10476	+37.46%
Bulletin Board	1948	2271	+16.58%
Login Page	1510	2338	+53.83%
Covenants Page	634	662	+04.42%
Neighborhood Directory	NA	998	NA

- **46 Residents joined Glenhurst Facebook Group**
- **Glenhurst Website redesigned**
- **3631 Total number of visitors to website**

## Social Media

- **Website:** [www.glenhurstokc.com](http://www.glenhurstokc.com)
- **Facebook:** Glenhurst HOA
- **Nextdoor:** [www.nextdoor.com](http://www.nextdoor.com)  
A Social network for the Glenhurst Community.

**\*\*\*Be sure to join if not already a member\*\*\***

# Welcoming

Michele Schicht – Committee Chair

Bruce McAfee

Glenhurst has welcomed **28** New Residents in 2020

Street	# New Residents in 2020
116 <sup>th</sup> St	11
117 <sup>th</sup> St	2
117 <sup>th</sup> Ter	4
118 <sup>th</sup> Cir	2
118 <sup>th</sup> St	3
119 <sup>th</sup> St	2
120 <sup>th</sup> St	1
Bellhurst Ave	1
Dornick Dr (Villas)	1
Sawgrass Rd	1

Note: If there are any new residents during 2020 who have not received a visit from the Welcoming Committee, please contact Mickie Schicht, her contact information can be found on the Glenhurst Website under the “More” tab and then “HOA Board & Committee Chairs”.



# Treasurer's Report

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As of December 31, 2020

ASSETS			
	Current Assets		
	Checking/Savings		
		10000 · BANK OF AMERICA	-5.50
		10001 · Bank of Oklahoma	13,092.51
		10021 · BOK Reserve	133,744.72
	Total Checking/Savings		146,831.73
	Accounts Receivable		
		11000 · Accounts Receivable	-507.50
	Total Accounts Receivable		-507.50
	Other Current Assets		
		12000 · Undeposited Funds	14,400.00
	Total Other Current Assets		14,400.00
	Total Current Assets		160,724.23
	Other Assets		
	50000 · Property, Plant & Equipment		
		50100 · Pavilion Property Project	83,828.43
		50200 · Glenhurst 120 <sup>th</sup> -122 <sup>nd</sup> Sidewalk Project	15,039.00
		50300 · Fence 118 <sup>th</sup> /MacArthur Shared Costs	7,022.82
		50400 · Pond Area Improvements *	103,370.68
		50500 · Common Areas Trees and Shrubs	9,135.00
	Total 50000 · Property, Plant & Equipment		218,395.93
	Total Other Assets		218,395.93
TOTAL ASSETS			379,120.16
LIABILITIES & EQUITY			
	Equity		
		32000 · Retained Earnings	271,975.91
		Net Increase of Funds	107,144.25
	Total Equity		379,120.16
TOTAL LIABILITIES & EQUITY			379,120.16
		* \$87,047.67 is the 2020 Walking Trail Project	

# 2021 Budget

				2020		2020		2021		BUDGET
				Budget		Actual		Budget		Inc/(Dec)
INCREASE OF FUNDS										
	Estimated # of Homeowners			448				448		0
	40000 - Annual Dues			107,520		105,648		107,520		0
	40010 - Interest Income			180		151		60		(120)
	40020 - Recap of Legal Fees			500		0		500		0
TOTAL INCREASE OF FUNDS				108,200		105,799		108,080		(120)
EXPENSES										
<b>GROUNDS</b>										
	2004 – Landscaping			18,000		17,650		21,000		3,000
	2008 - Irrigation and Sprinkler			3,000		1,849		3,000		0
	2009 - Entry Flowers & Shrubs			9,000		8,877		9,000		0
	2015 - Pond			500		51		500		0
	2019 - Common Area Trees **			2,500		8,245		4,000		1,500
	2020 - Weed Control/Fertilizer			4,000		2,347		4,000		0
	<b>TOTAL GROUNDS</b>			37,000	37%	39,019	34%	41,500	38%	4,500
<b>UTILITIES</b>										
	2002 - Water			7,000		11,695		11,000		4,000
	2003 - Electricity			4,000		3,288		4,000		0
	<b>TOTAL UTILITIES</b>			11,000	14%	14,983	10%	15,000	14%	4,000
<b>MISCELLANEOUS</b>										
	2000 - Bank Service Charge			175		149		175		0
	2001 - Postage and Delivery			900		692		800		(100)
	2005 - Legal Fees			2,500		419		1,500		(1,000)
	2006 - Web Page Maintenance*			200		180		200		0
	2007 - Welcome Committee			500		350		600		100
	2010 - Miscellaneous			800		734		800		0
	2011 - Neighborhood Events			4,000		3,908		4,500		500
	2012 - Insurance Expense			5,000		5,133		5,500		500
	2013 - Repairs & Maintenance			1,000		164		1,000		0
	2016 - Storage Unit*			1,185		541		0		(1,185)
	2021 - Property Mgmt Fees			5,100		5,100		5,100		0
	2022 - Christmas Décor			2,500		2,500		3,000		500
	2024 - Covenant Committee			200		128		200		0
	2025 - Printing & Reproduction			500		364		600		100
	2026 - Taxes, And for Preparer			350		372		400		50
	<b>TOTAL MISCELLANEOUS</b>			24,910	20%	20,734	23%	24,375	23%	(535)
	<b>*Paid on 2 year contracts</b>									
TOTAL EXPENSES				72,910		74,736		80,875		7,965
NET INCREASE OF FUNDS FROM OPERATIONS				35,290	29%	31,063	33%	27,205	25%	
					100%		100%		100%	
**Includes \$3220 tree trimming 6/26 & ice storm damage cleanup 11/20 & 12/14 of \$3760 = \$6980										
Note: Additional \$1500 ice storm damage cleanup 1/12/21 for a total ice storm damage cleanup of \$5260										

# Board of Directors & Election Instructions

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# Board of Directors Powers & Duties

Meet on a monthly basis.

Welcome our residents to participate on the board and/or its committees.

The HOA does not exist without community participation!

## Powers & Duties

- Exercise all the powers and privileges and perform all the duties and obligations of the Association necessary to accomplish the purposes for which the Association was formed...
- Fix and collect Association dues and pay expenses incident to conduct the business of the association...
- Keep a complete record of all acts and corporate affairs and to present a statement thereof to the members at the annual meeting...
- Maintain and/or develop common areas
- Respond to violations of the Declaration of Covenants, conditions and Restrictions...
- Respond to matters of common interest concerning Glenhurst.

## NOT HOA Powers & Duties

- Positions are not paid, they are voluntary
- HOA is not responsible for street maintenance/signage
- HOA does not settle neighborhood or neighbor disputes
- The HOA is not and cannot be the neighborhood police
- The HOA cannot interfere with properties under litigation
- HOA does not address yard art

# Board of Directors Positions

**President:** Serves as the chief executive officer of the Association, prepares the agenda for meetings, and presides at meetings.

**Vice President:** In absence of the president assumes the duties of president.

**Secretary:** Records the minutes of meetings and once approved sends them to be posted on the HOA website.

**Treasurer:** Assures that proper books of account are maintained by the HOA Financial Management Company (White Enterprises, LLC), has the main responsibility of signing the checks written by White Management, LLC for Glenhurst HOA thus providing a second layer of accountability and assures that the needed Income Tax forms are filed for our "Not For Profit" Association.

**Member at Large:** Another direct contact person for our residents and carries out other duties as identified by the Board of Directors for the benefit of the association

# Board of Directors Election

We have 3 members continuing to serve for 2021 and 2 Board of Directors positions Open:

President: Tiffany Motley

Vice President: Patty Barrett continuing to serve

Treasurer: Bruce McAfee not continuing to serve

Secretary: Mary Winn not continuing to serve

At Large: Jack Brundage continuing to serve

No votes will be held tonight

In the following days, all Glenhurst residents will receive a Proxy Ballot like the one on the right via postal mail.

You will have 2 weeks to complete and return the ballot either electronically or by postal mail.

## 2021 Glenhurst HOA Board of Directors Election

On behalf of Glenhurst HOA, Tiffany Motley invites you to vote in the 2021 Glenhurst HOA Board of Directors Election.

The voting deadline is Mar 3 2021 11:30am Central Time (US & Canada) time zone.

We are using an online election system to tabulate our votes. You can only vote once and your voting choices will remain anonymous.

**You have been assigned a unique access key which can only be used to vote once, and your voting choices will remain anonymous. Do not share this notification.**

If you have election questions, feedback or want to be removed from future ballot lists, please email Glenhurst HOA at [glenhursthoa@gmail.com](mailto:glenhursthoa@gmail.com).

Vote using a computer or your phone with a web browser by visiting:

**[ebv.io/m/wo4usx9/ovcncvemf1](https://ebv.io/m/wo4usx9/ovcncvemf1)**

And entering the key

**{{ access\_key }}**

Or use your phone to scan the QR code below



You can also choose to use the included paper ballot and return the tear-off portion to your organization

# Q&A

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