

# Glenhurst HOA | MINUTES

Meeting date | time 11/13/2018 | 7:00 PM | Meeting location Northwest Library

## BOARD MEMBERS

President	Bruce McAfee	Present
Vice President	Lonnie Eggleston	Present
Treasurer	Melinda Paine	Present
Secretary	Tiffany Motley	
At Large	Ronnie Lawson	Present

## COMMITTEES

Capital Improvements	Herb Forrester	Present
Covenants	Sandy Wavers	
Directory	<Vacant>	
Landscape	Malinda Eggleston	
Security	Steve Smith	Present
Social (Picnic)	<Vacant>	
Web Page/Media Host	Judy Smith	Present
Welcoming	Mickie Schicht	Present

## HOA MANAGEMENT COMPANY

White Enterprises	Tom White	Present
White Enterprises	Janeen Myles	Present

## GUESTS

Kristin Hardison	

## MEETING CALLED TO ORDER AT 7:02 PM

## APPROVAL OF MEETING MINUTES:

- October Monthly Board Meeting Minutes approved via email on October 22<sup>nd</sup> and placed on the Glenhurst Website.

## BOARD MEMBER REPORTS

### President

- A. A third Glenhurst Garage Sale banner has been purchased, now one for each entrance.
- B. Thank you received from Neighborhood Alliance of Central Oklahoma for the \$100 donation.
- C. Board members to prepare 2019 budget estimates by December 6<sup>th</sup> for Board of Director's Meeting on December 18<sup>th</sup>.

### Treasurer

- A. Financial Account Balances as of November 13<sup>th</sup>.
  - a. BOK Reserve: \$127,537.24
  - b. BOK Checking: \$6,779.21
- B. October Increase of funds: \$57.86 Dues & \$15.55 Interest BOK Reserve.
- C. October Paid Expenses: \$4,639.51.
- D. Expenses and Budget through June: 77% (10 months would be 83.3%).

### Other

- A. White Enterprises, LLC attended the Glenhurst HOA meeting to thank us for our service.
  - a. They will mail out annual HOA dues notices which are due by December 31st. If there are any Glenhurst Inserts, please provide them by mid-November so they can be added to the letter.
  - b. Recommended possibility of Pay Pal as an option for Annual Dues. Pay Pal would include a 3% fee.  
  
Note: The Board is not going to adopt this recommendation for 2019 dues.
  - c. A discussion of the number of rental properties in the HOA. At this time, there is nothing in the covenants regulating the number of rentals.
  - d. The title companies are aware of the Glenhurst Covenants, but the letter acknowledging the covenants is not being signed.
  - e. Janeen and White Enterprises can also help facilitate other types of business for the HOA.
- B. A discussion of permanent Basket Ball Goals presented.
  - a. Permanent basketball goals are explicitly not permitted by the HOA Covenants.
  - b. Changes to the HOA Covenants require 90% of all members in the Section.
  - c. The board took an action to provide the Section Schematic.
  - d. Any recommendations for updated language will be sent to Matthew Winton, the Glenhurst HOA lawyer, for review.

## COMMITTEE REPORTS

### Capital Improvements

Herb Forrester

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For 2019, the Capital Improvements Committee is proposing to extend the Picnic Area sidewalk to the pond. There is also a concern about management of the erosion around the pond perimeter.

Additional improvements are on hold until we can determine if additional funds will be required to replace the trees that were recently treated for infestation.

## Covenants

Sandy Wavers

Two letters sent.

The new Covenant Corner Newsletter is on the HOA Covenants Page.

## Landscaping

Malinda Eggleston

No report.

## Security

Steve Smith

Post meeting update: The Neighborhood Alliance Report for September has one incident for Glenhurst:

Address	Date	Time	Incident
52XX NW. 119TH ST. OK	9/19/2018	0918	LOST PROPERTY

The next Neighborhood Patrol Training has not been scheduled.

## Social

Via email, the Board approved having a Holiday Season Party on December 27 at Rococo in the Shoppes At Northpark. Holiday Party details will be communicated to residents via email, Glenhurst Nextdoor and the Glenhurst Facebook page.

## Web Page

Judy Smith

Everything is up-to-date, including the new Covenant Corner Newsletter.

## Welcoming

Mickie Schicht

Two new residents.

## OLD BUSINESS

- A. With financial considerations by Glenhurst, Summerfield HOA is not interested in our residents having access to their Swimming pools, Warwick Estates has not yet responded.
- B. Consideration to extend Yard of the Month beyond the 3 summer months will be brought forward next year.

## **NEW BUSINESS**

- A. Dues letters go out December 1<sup>st</sup>.
- B. Renewal of Directors/Officers Liability Insurance for \$1575, approved by Board.

## **MEETING ADJOURNED 8:21 PM**

**NEXT BOARD MEETING: TUESDAY, JANUARY 15, 2019 IN THE NORTHWEST LIBRARY**

**BOARD OF DIRECTORS WILL MEET DECEMBER 18<sup>TH</sup> TO FINALIZE THE GLENHURST BUDGET**