# Glenwood Reserve HOA

# Meeting Minutes

March 15, 2021

1. Call to order

Harlan Paul called to order the regular meeting of the Glenwood Reserve Homeowners Association at 7:02 p.m. on March 15, 2021 via Zoom.

1. Roll call

Harlan conducted a roll call. The following persons were present:

* Lot 3-Chris Bellflower
* Lot 4- Ed and Marilyn Guard
* Lot 5- Jon and Chrissy Nichols
* Lot 7/9- Peter May and Cindy Bennington
* Lot 11- Maronda Homes- VP- Ted Estes
* Lot 12- Jay Holder
* Lot 13/17/18/20/26/27/28/29/30/34/37/38/39/46/48/53- Harlan Paul (Glenwood Reserve)
* Lot 15/16- Terence and Joann Farrell
* Lot 19- James and Elizabeth Hester
* Lot 23- Don and Judy Meyers
* Lot 40- Wilbur and Gloria Corbin
* Lot 41- Greg and Michelle Herman
* Lot 42- Kurtis Kennedy and Terrie White
* Lot 470- Don and Judy Millett
* Lot 50- Michael Matovich
* Lot 51- Lee and Charlene Arcadipane
* Lot 52- Alex and Pamela Kohler
* Lot 54- Ray Parker
* Lot 55- Glen Moore
* Lot 57- Peter Wojtas

1. Officer Appointments

Harlan announced the New Board.

Chrissy Nichols will serve as President, Secretary and Director for a term of 3 years.

Glen Moore will serve as Vice President, Treasurer and Director for a term of 2 years.

Harlan Paul will serve in the interim as Director, but another homeowner will be appointed by the Board for this one year term.

The Architectural Review Board was appointed and is comprised of the following homeowners: Ted Estes, Michael Horan and Alex Koller

1. 2020 Expenses

Harlan discussed the costs to the association. The highest cost is the mowing of the swales, front of the neighborhood and the ponds. The cost averages over $8k per year. A bid was received from a bigger company which averaged over $20k per year. The homeowners will need to decide what level of service is necessary.

Harlan commented on the Duke Energy deposit refund which was the refund of the deposited initially paid for utilities in the neighborhood when it was developed.

Homeowner Questions:

* 1. Light Bulbs in the Community Light Poles- Could we look into more energy efficient light bulbs?
  2. Surveillance- What is the status?

Surveillance cameras are not actual cameras There may be an appetite for real surveillance cameras in the future.

* 1. Maintenance of Walking Paths

The walking trails need to be periodically cleared due to fallen branches and debris. There is an extra charge for this. Harlan has used the previous lawn maintenance people for this,l but he has suggested getting a quote from Shaun Daugherty (386-804-0157) as he has special equipment for this.

* 1. Entry Area- Is that part of the maintenance agreement with the landscaper?

Yes, it is included in the current maintenance.

* 1. Management Company- Is there an appetite to pursue a management company?

Harlan commented on the front lots on Glenwood Reserve Drive are not part of the association, but we pay for the streetlights and the swale mowing at this point. He believes that those owners may be interested in some type of annual compensation for that. Not mandatory to continue to maintain that but is in the interest of the neighborhood.

Harlan commented on the possible need to acquire a management company. He would not suggest that for our size, but it could be something to discuss. Also commented that we do not need an audit for an association under $100k.

ACTION:

* Call Duke to see about energy efficient light bulbs for power poles
* Get pricing on Maintaining Walking Trails
* Discuss Homeowner Questions at next meeting as appropriate.
* Call insurance agent to get a quote of D&O coverage and a fiduciary bond.

1. Declaration Covenants, Restrictions and Enforcement Level

Harlan commented that there have been a few calls about violations, but many times it is a misunderstanding. Going forward we have to determine what level of enforcement we want to have.

Glen commented that the restrictions have the intent to make the neighborhood a great place to live. Our restrictions are minimal and make sense.

Harlan commented that clearing is the biggest issue he sees as a violation.

1. Open Discussion

Harlan asked Chrissy to facilitate the Open Discussion of the homeowners:

Terrie noted that there is a neighborhood Facebook Page- Search Glenwood Reserve in Facebook

Harlan noted the new email address for the HOA: glenwoodreservehoa@gmail.com

Lee- How will we handle Meeting notices? What will meeting intervals be?

* Statutes will be followed for notices and meeting intervals will be determined at a future date.

Terrie- Question for Ted, VP from Maronda- What type of homes will be built in here?

* Plans are the Americana/Renaissance Series- Want to be a good partner in the community. Will respect the natural conservation and buffers and HOA requirements.

Jim- Are these spec homes?

* No, all will be sold prior to building.

Terrie- Trucks driving on property?

* Ted commented that the construction manager will be available if issues arise.

Ed- Do we have issues collecting HOA fees?

* Very few stragglers.

Harlan commented that there is more money in the account then has typically been the case due to the lot sales and subsequent initiation fees. He suggested determining what type of reserve we want to keep in the account.

Jay and Marilyn suggested getting to know each other and doing a block party or cul-de-sac party.

Glen noted that we do have a community area, located behind the retention pond to the right of lot 11.

There was a question about the current Speed limit of 35 and if these are public roads and if the speed limit was determined by the neighborhood. Harlan noted that the roads are public and the county decides the speed.

Ed and Marilyn asked if anyone has experienced any crime?

* Claudia and Ray- Someone was staying in the house at night while its been under construction. Violators will be arrested.

Glen noted that you can request from the sheriff’s office to have a trespasser arrested if found on your property.

Any interest in a neighborhood watch program?

* If you know your neighbors, I think that goes a long way. You tend to know what’s going on and who should be here and who should not.

ACTION

* Follow-up with Ted on Plans:
* Maronda Contact Information
  + Ted Estes- VP Operations- 407-640-2535
  + Jordan Reimer- Construction Manager- 386-690-9784
* Follow-up with County to see about the speed limit in the neighborhood.
* Discuss the reserve amount we would like to keep.

1. Adjournment

Harlan Paul adjourned the meeting at 8:12 pm.

Minutes submitted by: Chrissy Nichols

Minutes approved by: Harlan Paul