

01/23/2021 HOA Meeting Annual

Start Time: 10:01am

Meeting Adjourned: 11:00 am

Board Attendees: Mike Portanka (President), Janna Barengien (Secretary),
Natalie Moore (M@L), Ashley Willis(M@L), Sherri Palmer (VP)

Financials

Ck \$89,208.00 *Does not include payment to BWL for REC \$17,812.50*

MM \$65,494.02

Total \$140,027.02

Rec Dues: Are paid twice a year to BWL in two lump sums. 1st payment will be this Monday, 2nd payment will be in June or July in the same amount.

Delinquent HOs: Two are new in the neighborhood and need to be sent a letter.

Rentals: We have 6 homes being rented currently and one that has a sign in the yard but has not applied for a permit yet. We are reaching out to that HO.

Overall Glenmoor is in a healthy financial state.

BWL Detention Pond - Joint Rec Budget \$67,000

The 'lake' in BWL is an amenity that Glenmoor and Stone Crest are obligated to help maintain.

The new standpipe has been installed and the plan is to begin the dredging soon.

The standpipe project budget: \$76,000 - \$35,000 (joint-rec) = \$41,000 / 225 homes = \$183.00 per home.
Glenmoor = \$17,385. We have enough in capital reserves to absorb this, so no special assessment to HOs.

Dredging: \$76,000 - \$30,000 (joint rec) = \$46,000 / 225 homes = \$205 per home. Glenmoor = \$19,475.
The plan is to have enough in capital reserves to pay for this without a special assessment to HOs.

HO Attendee raises questions of why is Glenmoor paying for BWL's detention pond maintenance? The dock is the only thing that is accessible as an amenity so why pay for standpipe and dredging?

Ashley Willis reads the covenant that we have with regards to BWL amenities and it outlines that all maintenance for the 'lake' will be shared including but not limited to dredging.

Ashley continues to say that it is important for the Glenmoor members of the joint rec committee to fight for more access to the lake i.e. a much larger dock and perhaps a slip where people can launch paddle boards or kayaks, etc.

Mike mentions that the joint rec fund account could be arranged to have more transparency, suggesting that this is a topic for further discussion with BWL.

Backflow Testing

County letter to Glenmoor HOA was stuffed in the door of the clubhouse door.

Jason normally takes care of this and has it on his agenda.

Dues 2021

The \$25.00 increase to \$625 annually was voted on and approved by the Board.

Last dues increase came in 2019 from \$575 to \$600 which was in response to BWL raising rec dues for the 1st time in 9 years from \$280 a home to \$330 a home. BWL raised rec dues 2021 from \$330 to \$350

We do not plan on any future dues increases and look to avoid any need for special assessments based on our current financial condition.

We continue to be prudent in our managing Glenmoor expenses and future capital upgrades to Glenmoor in addition to expected annualized increases to normal operating expenses.

Future Rec Projects

Future rec dues increases can be expected as BWL manages:

- Tennis courts are 25 yrs old and will need full replacement (\$120,000)
- Clubhouse upgrades and parking lot repair
- Playground

Glenmoor Water Mitigation Systems

We continue to monitor our detention ponds with respect to culvert integrity and minimize water back up.

Issue we need to keep an eye on is that the orifice and weir that are built into the walls of the outlet control structures are the method in how water gets discharged and regulated. When water enters the outlet structure, the goal is to get it through the pipe and efficiently downstream.

We got an opinion from a Civil Engineer that the original design plans that included metal plates inside the units was poor design. This was causing debris to get trapped inside the unit. The standard engineering practice is to have this type of debris captured outside the unit with the aid of trash racks.

Last year we spent \$1,800 for removal of metal inserts and dirt/silt accumulation around the concrete boxes in the 2 large ponds.

At some point we need to add trash racks to the outside of the units and this will be \$8,000-10,000 expenditure in future.

Covenant Standards (Maintenance & Rules)

Maintenance & Rules

The Board's responsibilities are to the Homeowners within the community and one of the primary responsibilities is to periodically assess our neighborhood to ensure the bylaws within our covenant are adhered to. This is in accordance with Article VII and Section 7.10 for rules and maintenance items. Examples of these maintenance and rules include but are not limited to:

- Grass- Mulching- Bed Definition & Bordering- House Maintenance- Driveway/Walkways
- Mailboxes - Garbage Cans - Unauthorized Vehicles - Unkempt Conditions

The focus of this assessment is to establish as much consistency as possible, ensure beautification of our neighborhood and keep home values up and be both respectful and fair to all the Homeowners within our community.

The process we have in place is a team of 3 board members will complete a drive thru of the neighborhood periodically throughout the year. When 2 of the 3 members agree on an abatement item, we note it. A letter is then sent directly to the Homeowner advising of;

- Statement of the issue/violation
- Statement of action need to abate the issue
- And per our covenant, a 10-day period to abate the issue

If the Homeowner has a concern with the abatement letter, the Board does invite the Homeowner to discuss the abatement issue by contacting us at glenmoorhoa@yahoo.com. We encourage communication and discourage ignoring the issue.

We have previously asked those in attendance if a community letter sent around March as a reminder is helpful and they agree, so we plan to do this again in 2021.

Caney Creek Park Construction Update (Terri Johnson)

Terri brought a county plan for Caney Preserve. 4 million dollars has been budgeted for this park, however, \$600,000 has been currently approved for cosmetics and pedestrian lights at each crossing. This is the work that is currently being done.

Funding is still needed for the playground, slides, amphitheater, farmers' market etc.

Terri also mentions that Fuqua has not pulled out of the Brookwood Quarters development yet. It is believed that he is waiting to see if the county planning department changes members in his favor in regards to changing the zoning from commercial to mixed use. Fuqua has been unsuccessful in changing this due to the amount of living spaces (apartments) he wants to build in conjunction with commercial.

Community Committee's

Social- Ashley

Architectural Control (ACC)- Covenants Article VI

- Per our Covenants, the ACC is appointed by the Board of Directors and serves a 1-year term.
- We need a minimum of 3 and no more than 5 and it can be anyone in the community including Board members. Ideally, we would secure representation from multiple streets within the subdivision and preferably non-Board members.
- The primary responsibility is to review and enforce the design standards of the community. Absent an appointed ACC, the Board will continue to make decisions regarding ACC requests.
- The desire is to have the ACC election run concurrent with the Board election (Jan to Jan).

Recreational – Covenants Article IV- Section 3.e

- Our Board will be working with Brookwood Lake to ensure both subdivisions are abiding by the Covenants, with equal representation and relying on the Recreational Committee decisions regarding these shared amenities and the associated budget for these amenities.
- The desire is to have the Rec Committee election run concurrent with Board election (Jan to Jan).
- Homeowners including Board members may serve on the committee, but ideally, we do not want to fill this committee with Board members.

Board Elections & Officer Assignments- 2021

- Portanka- re-elected in 2019, served in 2019 & 2020, up for re-election in 2021
- Palmer- re-elected in 2020, continues her 2nd term in 2021
- Russell- re-elected in 2020, continues his 2nd term in 2021
- Barengien- re-elected in 2020, continues her 2nd term in 2021
- Willis- new in 2020, continues 2nd term in 2021
- Moore- new in 2020, continues 2nd term in 2021
- Hatcher- being voted on as a new member for 2021-2022 and 2022-2023 term

17 votes were casted unanimously for Mike Portanka to continue as a Board member and for Matt Hatcher to join the Board.