

Annual HOA Meeting October 20, 2016

1. Attendance: 28 households represented
2. Introductions
3. Great Turnout!
4. Treasurer's Report
  - a. \$xxxx in the bank (\$10,000 of this is a required minimum balance according to bylaws)
  - b. Expenses:
    - i. Dumpsters \$725
    - ii. Lawyers \$1120 (Consultation fees are paid, but they help with outstanding dues collection at no charge to us)
    - iii. Utilities \$149
    - iv. Lawncare \$3480 maintain common areas along Glencoe Road
    - v. Office expenses (website, insurance, postage) \$1327
  - c. Income of \$xxxx in dues
    - i. Only 3 homeowners are behind on dues payment (considerably down from 25 several years ago)
5. Board Initiatives
  - a. New Landscaper – Peace of Mind
    - i. Will put mulch down in spring
    - ii. Less expensive for better quality work
  - b. Code Enforcement of empty houses in foreclosure
    - i. Houses are not being maintained
    - ii. Worked with the realtors and banks to get houses to be maintained
  - c. New Communications Venues
    - i. Use multiple methods to reach as many as possible: snail mail, email, signage
    - ii. Social media will be explored
  - d. CC&R Enforcement
    - i. Framework put in place to fairly and equitably enforce the CC&Rs
    - ii. We currently have no fair and equitable recourse for the code violations
    - iii. We asked VF to provide a process and their suggestions
      1. We want input from all homeowners before going forward
      2. The new board will decide what the next steps are re: enforcement
    - iv. They need to be reviewed as they are 20 years old and times have changed
      1. Families with multiple cars can necessitate street parking
      2. Satellite dishes, solar panels
    - v. The framework would specify what rules would be enforced
    - vi. Will CC&Rs be adjusted to reflect what we will enforce?
      1. 75% of homeowners (with dues paid) need to agree on the changes
      2. We can go to court, for about \$10,000 to change them
      3. Some of the current CC&Rs are unenforceable or impractical
      4. We would have an easily understood document of what CC&Rs will be enforced and what the enforcement process is

**Commented [MM1]: \*\*Contact Board directly for balance\*\***

**Commented [MM2]: \*\*Contact Board directly for income\*\***

5. After 30 years ( 7 years remaining), the current CC&R will be outdated, but we have to collectively take action of what will happen next. A percentage vote would be needed

6. SURVEY

- a. 65 emails went out via survey monkey, 21 responders, Snail mail was not sent out
- b. Additional emails will be sent out to attenders who did not receive the survey
- c. Survey results can be found on [glencoeoakshoa.org](http://glencoeoakshoa.org) webpage.
- d. Was the survey helpful?
  - i. Yes
  - ii. Concerns about low turnout, follow up with snail mail for folks who didn't respond
  - iii. Currently have a gap of 17-20 homeowners who we do not have an email address for
  - iv. We are hoping for representation from all streets on the board

7. 2016-17 Board Nominations

- a. President
  - i. Martha Gilbert
  - ii. Chad Hartley
- b. Treasurer
  - i. Barbara Kachmarek
- c. Secretary
  - i. Kelly Johnson
- d. Member at Large
  - i. Mary Jamieson
- e. Member at Large/ARC Chair
  - i. Martha Gilbert
  - ii. Chad Hartley
- f. Committee member ARC
  - i. Frank Adrian
  - ii. Julie Talty

8. Voting Process

- a. Ballots will be sent via snail mail, email (survey monkey ballot)

9. Other Comments

- a. Campers have been left on streets as transient housing in surrounding neighborhoods
- b. HPD has reported increased theft in neighborhoods, through garage doors
- c. Be on the lookout for suspicious activity, call non-emergency police number
- d. Thank you to Randy for his service