

Glencoe Oaks HOA Board Meeting Minutes

October 11, 2017 6:30 PM

Present: Board: Frank Adrian, Mary Jamieson, Chad Hartley, Martha Gilbert; Homeowners: Randy and Christine Wirkkala (lot # 63), Shannon Rubeo (lot #77)

1. Homeowner's input

- Homeowners were given the opportunity to voice their concerns
- Everyone gave their opinion, recognizing that we have inconsistent enforcement of the CC&Rs. The home that was recently painted is in a clean and attractive condition.
- Mary made a motion to not accept the Architectural Review Committee's (ARC) recommendation to not approve the paint color at lot 63. Martha seconded this motion. It was unanimously approved.
- Admitted the need for a process in place for ARC approval.
 - ARC email was created and will be communicated at Annual Meeting for reviewing home improvements. This will also be added to the welcome flyer given to new homeowners. A color swatch needs to be submitted and approval or rejection will be given. A board member will be in charge of communication with homeowner. A standard format for submissions would be helpful.
 - Suggestion to have homeowners vote on their top three issues they want to see enforced after annual meeting.
 - When we don't enforce something, we lose the right to enforce anything.
 - The vacant house at lot # 3 needs action taken. Martha will contact the attorney to start the process of placing a lien on their house for past dues.

2. President's Report

- Homeowners past due: 3 due, one is in foreclosure
- Clarification from lawyers
 - As a precursor to today's meeting, Martha spoke with our attorney to verify what constituted a forum and how we can use a speaker phone to include board members not able to attend in order to reach a quorum. Attorney reminded us that we need to consistently enforce CC&Rs and that every decision made by the ARC is appealable to the board. Our voting board of directors are President, Secretary, Treasurer, 2 members at large and a quorum is 3/5 of those members. The attorney charges \$315/hour for consultation.
- New board training available for \$750
- Waiting to hear back on bid for audit, contacted 2 firms who work with HOAs

3. October Homeowners' Meeting

- Date: Thursday, October 26 at 7:00 PM at Zion Lutheran
 - Martha will follow up with Barb about making coffee
 - Mary will purchase cookies
- Have a speaker coming about HSD Bond

- Frank and Sherry have signs to place in several lawns to remind homeowners a few days prior to the meeting. Martha will pick these up and post them in the neighborhood the week of the meeting.
- Kelly is making signs to tape to houses

Meeting adjourned at 7:44 PM