

Glenmoor Trail HOA Board Meeting Minutes

Location: Dale's house, 2491 Bowling Green Way

Date: 01-27-2020

Time: 7:00 pm

Items

- Attendees: Dale Crabtree (President), Clifford Blackmon (Vice President), Joe Smith (Acting Treasurer), Vicki White (Director-at-Large), homeowners Patricia Floyd, Heidi & Dennis Jongquist
- Called to order at 7:06 pm, CST.
- Old business
 - a. Reminder needed to Rick LaFrance regarding plans to extend the fence facing Bowling Green that it should be 6 foot fence. Mr. LaFrance submitted plans to change his fence line in 2019, but it has not yet been completed.
 - b. Mailbox repairs – painting and straightening needs to be done to get them all in conformance. Considering obtaining standardized mailbox number decals.
- New Business
 - a. Board Member resignations – The board formally accepted resignations from Treasurer, Aubrey Reynolds, who has moved from subdivision, and Secretary, Margaret Brown, who has resigned for family reasons. Cliff Blackmon motioned to accept, Joe Smith seconded, all present voted in favor.
 - b. New Board Member - Joe Smith has agreed to be acting Treasurer until elections have been completed.
 - c. Treasury Audit – Need a homeowner to review the books.
 - d. 2020 HOA Board nominations - Will be sent out by 02/01/20. Will require them back by 02/15/20 and have them out for voting 02/22/20.
 - e. 2020 Annual Meeting – Board decided it will be held 03/21/20 at 6:00 pm, location TBD.
 - f. Streetlights - in front are not maintained by Gulf Power. Heidi Jonquist suggested finding out how to bring the lights up to code and what would be required to have Gulf Power maintain them. Dale discussed how to report other streetlight issues and instructions to be provided in next newsletter
 - g. Trail Maintenance – Would like to obtain estimates for repairs. Will put request for concrete contractors on Facebook page for recommendations. Dale to ask Patrick (neighborhood lawn maintenance provider) to cut back tree overhang on trail.

- h. Amending Covenants, the following are just a few items that need to be brought up to date:
 - (i) to allow wood-look fencing of other materials (vinyl, metal, etc.)
 - (ii) To state that state laws override our bylaws
 - (iii) Clarify some vague items
 - (iv) Change number of people who can vote
 - i. Security – There was some conversation last year on social media regarding residents wanting to see if we could have security cameras placed at the front to address at Annual Meeting
 - j. Storage Unit – Discussion about what was stored in there and where it was located. Heidi Jongquist suggested scanning in old documents stored there to have digitally available to save storage room.
 - k. Annual Meeting – topics suggested to be brought up at meeting
 - (i) Raising dues (and why)
 - (ii) Retaining a permanent CPA for Treasurer
 - (iii) Fence repairs to the back of homes facing trail. Each resident needs to check their fence and make necessary repairs to keep walkers safe.
 - l. Annual Calendar – Heidi Jongquist requested the board put together an annual calendar and make it available on the website and Facebook.
 - m. Neighborhood Barbecue – maybe July 4th?
- Closed meeting – Cliff Blackmon motioned to close meeting at 8:10 pm, CST. Vicki White seconded the motion. Meeting closed at 8:11 pm, CST.

Action Items	Owner(s)	Deadline
Check with Scott Reid regarding decals	Dale Crabtree	02/07/20
Check to find out how to bring streetlights to code/maintained by Gulf Power	Dale Crabtree	
Create tentative calendar	Vicki White	02/15/20
Mine information related to Security Camera conversations	Vicki White	02/15/20
Distribute ballots	Dale Crabtree	02/01/20
Facebook page recommendation for concrete contractors	Vicki White	02/15/20
Locate and get quotes from CPAs	Dale Crabtree	