

Glenmoor Trail HOA Board Meeting Minutes

Location: Neighborhood Library Box

Date: 09-25-2020

Time: 6:17 p.m. CST

Items

- Attendees: Dale Crabtree (President), Clifford Blackmon (Vice President), Kim Caturla (Treasurer), Heidi Jongquist (Secretary), Vicki White (Director-at-Large), homeowners: Russ Early, Pete Gettle, Brett Liles, Don Lopez, Erin Sloan, and Robyn Tuck
- Called to order at 6:17 pm, CST
- Old Business
 - a. Board membership, **need to get more folks involved.**
 - b. Streetlights, Trail maintenance, Storage Unit, and Security. **New entrance LED lights have been installed by Gulf Power.**
 - c. Amending Covenants, **Homeowners need to involved in the process.**
 - d. 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
 - e. Annual calendar
 - f. Neighborhood Barbecue

Note: Annual HOA meeting, Easter Egg hunt and Barbecue cancelled to the Covid 19 precautions and recommendations by the CDC.
- New Business
 - a. Hurricane Sally damage to community areas
 - i. Fence surrounding the pond at neighborhood entrance
 - Our HOA is responsible for the wooden fence portion surrounding the pond.
 - County is responsible for chain link fence and maintenance of the pond.
 - Two ways to pay for fence repair: Emergency reserve fund or special assessment to homeowners.
 - ii. Trail Cleanup
 - County will not fund cleanup or maintenance of the trail because the trail is not open to the public. Some residents have already started clearing the trail. Thank you! Volunteers are encouraged to assist.

- Vegetation on the trail is the responsibility of the individual homeowner adjacent to the trail. That section is included on your land plot.
- b. Hurricane Sally damage to homeowner property (questions from homeowners in attendance)
- i. Roof repair – Architectural Review Committee (ARC) approval of shingle color is not required, though color should remain harmonious to the subdivision. No metal roofs. You are encouraged to replace with a 30 year architectural shingle.

As a reminder, if you do wish to get ARC approval on something, you can submit your request on Payhoa.com. <https://www.payhoa.com/app/unit/list>
 - ii. Fence repair – No approval is required, if you are replacing a fence already approved.
 - iii. Other fence questions:
 - The question of fence etiquette was posed: should the smooth side of the fence face outward? Residents were encouraged to “talk to your neighbor” and ensure you are following safety requirements if a pool is involved.
 - Another question came up about using latticework to extend the height of the fence. Total fence height cannot exceed 6 feet.
- c. Trail sidewalk: The Board is exploring options to repair the concrete trail. We’ve asked two contractors to give bids on repair. Some areas may require only sanding down. Milestone repaired some of their concrete sidewalks in that manner, and we would like to get more information on the contractor who did that work. Anyone who can help gather that info should contact a Board member. Many thanks!
- d. GTHOA Covenants: After discussion on Covenants requirements, Heidi Jongquist suggested we explore options to amend and identify which sections should be updated/revised. Anyone who would be willing to assist with this project, please contact a Board member <https://www.payhoa.com/app/unit/list> or hoa_board@glenmoor-trail-homeowners-association.org
- e. Vacancies: The Board of Directors has upcoming vacancies. Anyone willing to serve their neighborhood, please contact a Board member <https://www.payhoa.com/app/unit/list> or hoa_board@glenmoor-trail-homeowners-association.org
- i. Board member: Dale Crabtree is moving out of state
 - ii. Director-at-Large: Vicki White is also moving. This position focuses on Website maintenance.
 - iii. Architectural Review Committee
- Closed Meeting – Heidi Jongquist motioned to close meeting at 7:20 pm, CST. Cliff Blackmon seconded the motion. Meeting closed at 7:20pm CST.

ACTION ITEMS	OWNER(S)	DEADLINE
Pond fence repair	Cliff Blackmon	
GTHOA Covenants revision	Heidi Jongquist	