

August 15, 2024

Glenmoor Trail  
HOA Board Meeting

Meeting was called to order by Cliff at 6:02 PM at Cliff Blackmon's home.

The first order of business was to nominate and vote on Board positions. The process was a person on the currently elected board nominated a person. The nomination was seconded by another member. Then, there was a show of hands in favor or opposed.

Treasurer: Heidi nominated then Cliff seconded Maria to hold the position of treasurer. Maria provided the group with information relating to her experience with accounting. The vote was all approved and no one opposed.

Secretary: Heidi nominated then Maria seconded Deb to hold the position of secretary. Deb provided the group with information relating to her experience with being able to record minutes and other skills related to the position. The vote was all approved and no one opposed.

President: Cliff nominated then Mike seconded Heidi to hold the position of president. Heidi provided the group with information relating to her experience with being on the Board and leadership skills. The vote was all approved and no one opposed.

Vice President: Mike nominated Steve then Cliff seconded Steve to hold the position of vice president. Steve provided the group with information relating to his experience with this position. The vote was all approved and no one opposed.

Director at Large: Maria nominated Cliff then Mike seconded Cliff to hold the position of director at large. Cliff provided the group with information relating to his experience with this position. The vote was all approved and no one opposed.

Director at Large: Maria nominated Mike then Cliff seconded Mike to hold the position of director at large. Mike provided the group with information relating to his experience with this position. The vote was all approved and no one opposed.

The first order of business was Maria discussing information regarding documents she has reviewed. Maria expressed her need to take time to analyze current financial materials. It was suggested an audit should be conducted to ensure all "financial information" is "in order". The group agreed an audit should be completed.

A discussion regarding implementing more social opportunities for our community. The group brainstormed ways of getting more community members involved. Some suggestions:

- Cul de Sac host a BBQ or pot luck
- Parade for children

- Food truck
- Decorating contests

The group decided to continue to brainstorm, and we will discuss at the next meeting. We need to provide positive information/events for our community.

Cliff stated the sprinkler system located at the entrance needs repair.

In addition, the topic of repairing the trail and the steps the Board needs to consider. During this conversation, it was asked if we need concrete. What companies have experience with creating/repairing trails? Should we remove the trail? At this point, we stated it was important that any quotes or information obtained must be consistent in order to compare. We will create an RFP for this project.

Maria had a question regarding lawn service. Did we give the lawn service a 1099? Is it being paid in the same year? We also should have bids for lawn care service.

We reviewed the people on the Artitecture Committee: Dan Clough, Scot, Brad and Paula.

Heidi stated the website must be evaluated. A needs assessment can be created in order to ensure we are meeting the needs of the community. In addition, we need to evaluate Pay HOA.

The newsletter was briefly discussed. Some possible topics:

- President's corner
- Safety
- Treasurer
- Meet the Board
- Welcome to the Neighborhood
- Gardening tips
- Helping Hands

Maria, Deb and Heidi are meeting at the bank to sign account information. It was recommended that all checks have two signatures.

Items we need to address:

- Contact list
- Survey of items community would like to see
- Delinquent HOA dues
  - Currently, By-laws state 12% late fee. We have 6 homes
- What % needs to be in reserves?
- Expectations for meetings

Heidi was going to investigate if we need to meet within 60 days.

Tasks:

- Secretary
  - Announce Board Meeting via
    - Facebook Private Group
    - Board
    - Site: <https://www.glenmoor-trail-homeowners-association.org>
  - Create Google Site
- Newsletter: Scot
  - [mscotreid@gmail.com](mailto:mscotreid@gmail.com)

Meeting was adjourned at 8:51