

Glenmoor Trail Board of Directors
Minutes
October 3, 2024

Welcome: Heidi welcomed the Board to the meeting. The meeting started at 6:06 PM. Only the BOD were in attendance.

Attendance: Heidi, Maria, Steve, Mike, Cliff and Deb were present.

Review of Minutes: Heidi had a question regarding a request to soften the wording for the proposed changes to bylaws.

Review minutes of last meeting: Deb shared the minutes from the September meeting with the BOD. There were a few corrections made to the minutes that were presented. The minutes were approved. Deb will post minutes on the website.

Landscaping Bids: Mike shared with the group the information regarding the bids we received for landscaping.

- Patrick Nall Lawn Care bid: \$7440.00 There were questions regarding the flowers, new mulch, new sod in two areas and adding perennials.
- Bates: \$1000.00 for initial clean up. \$12,000 for monthly maintenance.
- Panhandle: \$2000.00 for initial clean up, \$1000.00 for mulch, and mowing is \$2400.00

We will table this item until we receive clarification on the submitted bids. We must have a contract by 1/1/25

Trail: Mike shared the bids he received regarding the trail.

- Abe 1 Concrete: \$23,500.00 repair entire path any area 1 inch above.

- Dempsey Tree Service: \$8400.00 to remove 4 stumps, 1 tree, trim up to 12 feet and clean walkway.

Drainage: Mike shared information he obtained regarding the drainage issue. American Property Works provided three scenarios.

- Creating a creek-like drain along the walkway for 800 feet. The cost is \$18040.00
- 12 inch in diameter pipe with french drain \$32284.00
- Remove sidewalk and replace with a curb-like walkway \$41500.00

A discussion regarding the trail and looking at alternative solutions. We believe lifting the concrete might be an alternative. The goal is to stabilize the walkway. We will table this item for a future meeting.

Cookout: Cliff created the flyer for the cookout. The residents were notified about the date and time for the cookout. We will post on Facebook. Also, Cliff will distribute it to all residents. The BOD is paying for the hot dogs, hamburgers, buns, soda, water, plates, napkins, and utensils.

Garage Sale: Steve provided an update. He asked how many people responded via the form. As of the writing of the minutes, only two people responded. The dates are set.

Vacant Position: Heidi will ask via Facebook for someone to volunteer to become the treasurer. Otherwise, she will hold a dual role. The remaining members of the board will review treasurer information.

HOA Dues: 3 of the 6 residents stated last month are still delinquent. The letters will be sent on October 15th. Heidi will hand deliver “last chance” letters to the residents on October 10th.

Parking Amendment: We will remove the proposed amendment, and return to the original wording.

Short-Term Leasing: Heidi provided a statement regarding short term leasing. The board voted on including this statement within our document.

Fines: We will review what the law stated.

Training: DPDR offers a free 4 hour training for Board Member certification.

Check Signing: Two board members must sign all checks.

Newsletter: Heidi asked the members of the board to write an article for future newsletters. Our goal is to have a quarterly newsletter.

Future Meetings: The goal will be to limit the meetings to 1.5 hours.

The meeting was adjourned at 7:58 PM