

# **Glenmoor Trail HOA Board**

## **Meeting Minutes**

**May 22, 2025**

Heidi called the meeting to order at 6:10 PM

Present: Mike, Heidi, Jill, Steve, and Deb

Absent: Maria and Cliff (joined by phone)

- Delinquent Accounts
  - A lien will be placed on a particular resident's home who has not paid for several years. Heidi will contact the attorney to start the process.
  - Invoice reminders will be sent to any resident who has made a partial payment for the current year, or who has not made a payment.
- Homeowner Database
  - Deb, Jill, Heidi, and Steve will view the demo.
  - Deb provided an overview. We would save about \$25 per month if we switch from our current platform to this one, which combines both the homeowner database and our website.
    - \$89 per month includes
      - Website
      - Phone
      - Accounting
      - Email
      - Violation tracking
      - Voting
- Newsletter:
  - Content to Steve by June 20 and publication on June 27
  - We would like Paula to do a garden corner for each newsletter. Steve will contact Paula
  - Deb will create a blurb regarding Facebook Market transactions
  - Mike will create a blurb for general information on permits.
  - Treasurer report
  - President's note
- Architectural Review Committee

- Mike is going to contact the committee to meet to set goals
- A letter will be sent to homeowner regarding French drains running into the trail
- Letters will be sent to various residents that are not compliant with our covenances
- Fence (pond)
  - Cliff joined by phone and stated the front section of the pond must be repaired. It must be torn down and rebuilt. In addition, the back section (last 2 houses) needs repair. The boards are rotten. The front would roughly cost between \$7000 to \$8000.
  - We will have to request bids for this repair. The back section would roughly cost between \$5000 -\$6000.
  - The front needs to be addressed first within the next 6 months.
  - Because Cliff will be bidding on this project, he will recuse himself from discussion on bids.

Adjournment: 7:41 PM