

Glenmoore Trail Minutes

Board of Directors

August 14, 2025

1. Call to Order: 6:04 PM
 - a. Present: Maria, Mike, Steve, Heidi, Jill
2. President Report
 - a. Any request from federal or state officials requesting private information regarding a resident must be channeled through the HOA attorney.
 - b. The annual meeting will be held in March.
 - c. A neighbor might be in need of help with their lawn.
3. Treasurer Report
 - a. Jill provided a treasurer report from August 13th. The balance is \$29,451.70
 - b. She has two residents who have not paid as of August 13, 2025.
 - c. Jill will send reminder letters to the two residents.
 - d. Budget report must be approved by the homeowners by the beginning of 2026.
4. Secretary Report
 - a. Our web traffic was flat
5. Director Report
 - a. Mike
 - i. Has been in contact with landscaper. He has cleaned entrances to trail.
 - ii. Landscaper has not sent any invoices since February. We did not receive an invoice for the special project. The landscaper's secretary has not responded to phone calls or text messages.
6. Old Business
 - a. Delinquent Accounts
 - i. Lien
 1. The lien was not placed on the first resident home because of questions regarding interest.
 2. Heidi and Mike will meet with the homeowner to discuss paying all dues to the current year (including late fees).
 - ii. Invoice reminders
 1. The reminders regarding overdue dues will be sent at the first of each month.
 - b. Easy HOA

- i. Heidi requests a vote for transferring to Easy HOA. This would combine Pay HOA, website and URL. This would be a savings
 - ii. A motion was made by Heidi to purchase Easy HOA to replace existing software. Jill seconded the motion; all were in favor. The motion passed unanimously.
 - iii. Heidi asked Deb to contact Easy HOA to start the process.
 - c. Newsletter:
 - i. A few more items are going to be added to the newsletter in this issue.
 - d. Architectural Review Committee
 - i. Letter regarding French drain
 - 1. Letter was sent and they did cap the drains going to the trail. However, the drains are still going to the trail.
 - 2. Heidi asked for pictures to send another letter.
 - ii. Compliance with covenants
 - 1. Letters regarding maintaining lawns.
 - 2. Letters will be sent to the people with bushes that are too tall.
 - e. Fence perimeter of pond
 - i. There can't be any connecting fences. Those neighbors must put their own back fence.
 - ii. A discussion about having chain link fence in areas that are not in view of our neighborhood.
 - iii. What is the distance required from the edge of the retention pond to the fencing?
 - iv. Mike will investigate chain link, measurements, or residents who need to add a "back" fence.
 - v. The price behind the houses would be 7000.00 to 8000.00 dollars
- 7. New Business
 - a. Board Elections
 - i. The elections were traditionally held in March.
 - b. BBQ
 - i. A discussion regarding having it on October 18th
 - ii. Mike will talk to Cliff regarding meat and grill.

Adjournment: 7:47 PM