

**Glenhollow Estates Property Owner's Annual Meeting
February 25, 2008 at the Parr Library.**

Attendees: President ~ Steve Kriss, Vice President ~ Jim Steinert, Secretary ~ Ginger Cox, Crimewatch ~ Rob Stavely, Architecture ~ Don Kissock, Webmaster ~ Pat Doyle, Bookkeeper ~ Mark Forrer

The meeting was called to order by Steve Kriss, President

A quorum was established with 37 households present and 52 proxies (62.7% of households represented).

Steve Kriss (President) gave opening remarks, updating the homeowners on various issues, some of which included:

- An update on architectural and landscaping items
- Progress on the improvements at Coyote Creek
- Current water issues
- Current real estate situation

Full Presidential notes are attached herein as [Exhibit 1](#).

The minutes from the 2007 Annual Meeting were read by the Secretary, Ginger Cox. Minutes were approved as presented.

Mark Forrer (Bookkeeper) reported on the 2007 Annual Profit and Loss results and the 2008 proposed Budget.

- We were 100% collected on 2007 dues.
- We ended the year with a \$5,400 net loss.
- The most major variances were:
 - Water: \$3,000 over budget. 1) The water budget for 2007 had been adjusted down anticipating the drought conditions to continue longer than they did, and 2) We are currently experiencing billing difficulties with the city where we are receiving bills reflecting much larger usage than reasonable during the periods in dispute. We are working with the city on this to isolate the problem.
 - Neighborhood activities: \$1200 over budget. Neighborhood activities have increased in the last couple of years with very successful gatherings and a positive response from the neighborhood in general.
 - Landscaping: \$1,700 over budget. Unanticipated tree pruning and clean up of storm damage to trees at the west entrance to the neighborhood.
- Mark presented the 2008 budget and the board proposed an increase in dues of \$70/year (from \$170 to \$240) per household. This increase will cover an expected increase in water bills (even after the billing situation discussed above is rectified), social activities similar to what we have been doing the last couple of years, and an increase in maintenance issues related to maturing landscaping around the neighborhood. Several questions and comments were received from the homeowners about this. One homeowner commented on the social activities and requested to see

a breakdown of where the money for the parties was spent. Another homeowner pointed out that this was the first increase since our neighborhood homeowner's association was formed approximately 15 years ago. The Board presented a summary of surrounding neighborhoods' dues for comparison purposes, which showed that our dues, even at the increased level, are among the lowest around (attached herein as [Exhibit 2](#)). With the \$70 increase in dues, the 2008 proposed budget projects a \$630 net profit. This topic was tabled until later in the meeting due to time restrictions.

Ginger Cox (Secretary) reported:

- Welcomed new homeowners in 2007 and 2008 to date and mentioned them by name.
- Encouraged homeowners to get involved with welcoming new homeowners on their street during the year as well as get more involved in the neighborhood in general.
- Encouraged homeowners to utilize the website more and explained ways to do that.

Pat Doyle (Webmaster) reported:

- Presented new capabilities available on the website: 1) Email blasts to the neighborhood can now include attachments, 2) a "forum" will soon be available where homeowners can post their own announcements on the website.
- Some homeowners commented that they weren't seeing email "blasts" and Pat urged everyone to make sure their information is correct on the website so that emails can properly go through.

Rob Stavely (Crimewatch) reported:

- Updated homeowners on recent crime activity in the neighborhood (car break-ins, armed burglary in an adjacent neighborhood, vandalism and mail theft).
- Commented on the new "no soliciting" signs at both entrances to the neighborhood. However, according to police, in order to be fully effective, you have to actually have a sign at your front door to prevent all solicitation activity.
- Gave a full presentation (attached herein as [Exhibit 3](#)) on the security camera options the Board has been exploring. Several comments and questions were made throughout the presentation. Some homeowners were adamantly against spending money on cameras and some were very much in favor. One homeowner suggested Rob speak to a few of the area neighborhoods that have installed similar camera systems to better understand the successfulness of their efforts.
- The security camera issue was tabled for more discussion and perhaps a Special Meeting at a later date.

Rob Stavely reported for Denise Stavely (Social):

- Parties were held in the Summer and the Fall of 2007. The Summer party was a Luau theme on Glenhollow Drive, similar to ones in the past. The Fall party was combined again with Glenhollow North and held on Woodway Drive. Both parties were a success and nice comments were received by the Board from homeowners afterward.

Don Kissock reported for Hunter Groatman (Landscaping):

- The majority of Hunter's time in '07 was spent on maintenance of the common areas (recovering from the drought, electrical upkeep and a lost tree by Midway).
- He noted that within 3 years new updates will be needed to the irrigation system. One homeowner suggested we start looking into spending some money now on new sprinkler heads/electronics in an effort to start cutting water bills now (capital reserve funds could be used).
- He explained that the east entrance off of Communications needs more maintenance and improvement, which our Association will need to help fund. Previously, Heather Glen had agreed to solely maintain that entrance but now their funds are not sufficient alone (they are a voluntary Association).

Don Kissock (Architecture) reported:

- He reminded everyone that he finalized the merging of the covenants that were voted on at last years' meeting.
- He noted that money was spent this year updating the fences at the Midway/Glenhollow entrance. These fences are maintained by our Association and not the two homeowners at that entrance.
- Items to be focused on in the future will include 1) coordinating efforts with our Landscape Chair to research upgrading the entrance off of Midway (hardscape, landscape, irrigation systems, electrical) and 2) a strong focus on individual property maintenance which may include an "issue ratings scale" and several notices being delivered to homeowners not in compliance. The focus of these efforts will be to drive compliance with our covenants to bring the value of the neighborhood up as a whole. He asked to please take any notices received to heart and the Board will certainly work with those willing to do the necessary work on time frames.

Jim Steinert (Vice President) reported:

- Jim reminded everyone that the issue of too many cars being parked on the street for an extended period of time remains. He urged people to clean up their garages and get cars parked inside or in the driveway, as required by the covenants.
- Reviewed the status of the improvements at Coyote Creek Park. Work on the 6' walkway along the north side of Woodway, connecting the existing path from Edgestone to Morningside, should begin this spring. The city claims adding another pedestrian bridge across the creek closer to the west side of our neighborhood would cost in excess of \$100,000 and therefore, will not agree to do it. They have also denied our request to have the pedestrian tunnel cleaned up. He mentioned a new bond package coming up and if this is something we would still like to see done we should petition to the city to continue the project.
- Discussed fixing up the small footpath from the alley behind Mike Ross' house (at the corner of Morningside and Woodway) to Midway.

Steve Kriss readdressed the proposed budget for 2008:

- A motion was made to accept the budget as proposed and raise dues by \$70. The motion was seconded and approved.

Steve Kriss took nominations for the election of Board members:

- Jim Steinert was nominated and approved as the new President.
- The Vice President seat remains open.
- Rebecca Wilson and Lisa Williams agreed to serve as the new co-chairs for Social.

Steve Kriss thanked everyone for coming and the meeting was adjourned.