



GLENNSTONE ANNUAL HOA MEETING

Tuesday, October 24, 2022 at 6pm at the Glen Harvest Baptist Church

Board Members and Management Attending: *Jamie Kocour, Willa Allen, as well as Tom & Cyndi Whisnant from TRAC Management, LLC*

Community members attending: *Kelsey Shaffer, Shelley Buckner, Angela & Adrian Cropps, Ken Fink, Dionne Amcharek, Lorraine Airall, Kewana Smith, Shivantha Samaraweera, Terese Headen, Jada Richardson, Tonya Pratt, Juanita Hamilton and Toneka Fairley.*

1. Welcome and Introductions

Tom Whisnant of Trac Management introduced himself and team member along with Pastor Hedges of Glen Harvest Baptist Church. A check from Glennstone for \$200 was given to him for the community Food Bank for allowing the HOA to use their space to meet. Co-presidents, Willa Allen and Jamie Lunsford Kocur introduced themselves and each attending member then introduced themselves whether they were in-person or participating online. Some members have lived in Glennstone for more than 19 years while some have lived there less than 2 years.

2. Community Updates

A. Ponds and Storm Water Management

The major issue in the community still the increasing requirements of the City of Durham following their annual inspections of the wet and dry stormwater ponds and devices at Glennstone. This is the community's single largest area of expense and is a requirement that cannot be ignored. We are continuing to work with the City of Durham to comply with their long-term requirements for the wet and dry ponds. We are continuing to have to do remedial work on the ponds to remove trees, clear around dams, and get grass established in bare areas. So far this year, we have already spent \$12,000 on the ponds and storm water devices. We can anticipate between \$5,000 to \$10,000 a year for the next two years to bring this fully into compliance.

B. New Development Plans Off Chimney Stone Road (June 2022)

Glennstone neighbors were invited to attend an informational meeting at the gazebo on Tuesday, June 21 at 6 pm to learn about the proposed annexation and development plans for the eight-acre parcel at the end of Chimney Stone Road. The owner, Matt

Minor and the project engineer came to share the preliminary plans for building 17 new homes on this lot that would be similar in size and style to Glennstone. They are also proposing a pocket park or some type of amenity in a common area that could be shared with Glennstone. The first step of this process is annexation and this looks to be a 6 to 9 month or more process. Matt plans to keep Glennstone owners informed.

C. Community Meeting (July 2022)

A community meeting was held Thursday, July 28, 2022, at 6 pm with the Board and TRAC Management at the Gazebo. This was an opportunity for owners to ask questions, share concerns, and discuss community improvements in a respectful forum.

Areas of Concern

Several regular areas of concern that are reported to us include:

- Cars parked in front of neighbor's houses or driveways;
- Cars blocking sidewalks or mailboxes,
- Large trucks/boats/recreational vehicles parked in yards, driveways or the street against HOA rules.
- Grass cutting issues: map posted at <https://glennstonedurham.com/hoa-members-only/>
- Petition for Speed Bumps
- Fencing Repair/Replacement/Removal
- Noise issues or crime should be reported immediately by calling 911 or 919-560-4600
- Dogs (other than barking), please contact Animal Control at 919-560-0630.

To see the **Community Guidelines**, please click on the link at: <http://www.glennstonedurham.com/wp-content/uploads/2019/02/Glennstone-Community-Guidelines.pdf>

D. Paying HOA Dues

There are still many people in the community who have not been making regular dues payments or bringing their accounts into balance despite our many attempts of contacting them and in some cases turning their accounts over to collections.

Remember, unpaid dues can result in legal fees and a lien being filed on your home. If you have not paid your dues, please do this now. Otherwise, the community may face a situation where a special assessment will have to be levied or a large dues increase will be needed to make up for the short-fall.

3. Financial Report

- A pie chart of the 2022 budget was distributed (as is available on the website)
- A Year-to-Date Budget vs Actual Report was emailed prior to the meeting

The community is doing better financially due to the collections process starting to bring in the back funds owed to the HOA, however, we are still looking at a large financial commitment this year and for the next two years with the City of Durham to bring the ponds into full approval. We have cut all spending to the bone for the past 2 years in order to stay out of trouble and

additional penalties from the City. This has limited money from social events, additional or special landscaping, regular common lot mowing, and repairs to the fences. In order to be where we need to be financially, we need all owners to pay regularly and we recommend a small dues increase just to help meet expenses during this time of inflation.

4. Community Q & A

- Grass cutting areas (especially ditch under powerline)
- Speed bumps (Need a petition to get the City to do this)
- Calling Durham One-Call for abandoned cars and other community issues
- Reporting people riding 3 wheelers through the neighborhood or on the trail

5. Election of Board Members

Reshockie Furnace, Kelsey Shaffer and Lorraine Airall were elected to serve on the Board. The Board will meet to determine offices.

6. Conclusion

A special thank you to all who attended in person or virtually!