

# GLENNSTONE BOARD MEETING MINUTES

Wednesday, February 16, 2022 at 7pm by Zoom

**Board Members Attending:** *David Williams, Jamie Lunsford, Annie Crawford, Willa Allen, Derek Hagan as well as Cyndi Whisnant from TRAC Management, LLC*

The Glennstone Board had resolved to meet quarterly with this evening being the first of those scheduled meetings. They did determine that based on the amount of work going on in the community that an additional meeting would be scheduled for Wednesday, March 16, 2022 at 7pm by Zoom.

Cyndi Whisnant, one of the Trac community managers gave a report of the projects that have been completed or are in progress at Glennstone.

## AGENDA

### 1. Financial Update

January 2022 statements and financial reports were sent to the Board this week. Currently, the Operating Account balance is \$31, 331.84 and the Reserve Account balance is \$2, 513.67 for a total of \$33,845.51. This is better than it has been but there is still a large number of uncollected dues for this year and years past. This money is needed especially as stormwater needs will continue to require large sums for remediation and maintenance.

### 2. Ponds/Stormwater Update

Work is occurring now to meet the March deadline for the City of Durham following the failed inspection report from last Fall. We are working directly with Dave Brown the pond inspector and his recommended remediation firm to make the necessary changes. Once they are made and inspected/approved, we will pay \$8000 for the remediation work with the balance of \$4000 being paid within 6 months.

### 3. Follow up on Dues Collections

As discussed at our last meeting, a strong effort has been made to collect unpaid dues and get residents on payment plans either through Trac or through the Attorney's office if they do not respond. For people who have remained unresponsive to either avenue and who have had a lien filed on their property, the Board has voted to move forward with foreclosure process. There is no desire to take anyone's house, especially over a few thousand dollars but there seems to be no other recourse to getting the money needed for the community which stands at about \$50,000 including late fees and legal charges.

**ACTION:** The attorney is requiring that the Board votes on the Resolution for Foreclosure for each of the properties and then completes paperwork for each address to be signed by the President and Secretary

of the Board. This motion was made, seconded, and was approved by all members. Trac will prepare the paperwork and get it to the Board for signatures.

#### **4. Possible Grants for Glennstone**

Willa Allen has been exploring some local grants for beautification and social opportunities for the neighborhood. These could include: A neighborhood clean up day; donation of trees; establishment of a community garden; donation of a dog waste station and supplies; and a community picnic event with a tent, tables, chairs, and \$200 toward food.

There was a discussion of taking one of the open lots and making this a “park” instead of a parking lot which is beginning to occur. There was also discussion of possibly having the graduation parade again this May or June.

**ACTION:** She has submitted proposals for these items and if approved, the Board will work on setting up community dates for the events at the next meeting in March.

Meeting was adjourned.