

GLENNSTONE BOARD MEETING MINUTES

Wednesday, May 18, 2022 at 7pm by Zoom

Board Members Attending: *David Williams, Jamie Lunsford, Annie Crawford, Willa Allen, Derek Hagan as well as Tom & Cyndi Whisnant from TRAC Management, LLC and special guest – L.A. Davis-Durante the engagement coordinator for the Ellerbe Creek Watershed Association.*

The Glennstone Board has resolved to meet with the HOA community each Spring and Fall. The Fall will be the Annual Meeting and the Spring will be to build community and plan projects. (March/October). The desire is for the meetings to be held in person at the Glennstone Baptist Church, but by Zoom if not.

AGENDA

1. Meeting with L.A. Davis-Durante of the Ellerbe Creek Watershed Association

L. A. is the new engagement coordinator for this organization and they would like to plan some social/teaching events with Glennstone to build interest and involvement in the trails. He described some of the events he had in mind and has promised to send us an email with details. It may be good to tie this in with the funds that Willa Allen has secured for a neighborhood social this year.

Action Items:

- Review L.A.'s email when we receive and determine best option(s) for Glennstone
- Have someone on the Board be a liaison with him for planning

2. Financial Update

April 2022 statements and financial reports were sent to the Board this week. Currently, the Operating Account balance is \$42,871.52 and the Reserve Account balance is \$2, 513.73 for a total of \$45,385.25. We are steadily collecting through the foreclosure process and through our efforts to contact owners who have not paid for 2022. The HOA is in much better shape this year, however the money we are continuing to collect is needed for the future pond work we are anticipating.

3. Ponds/Stormwater Update

The Stormwater plan we worked out with Durham, had substantial work this year in the area of the wet pond, with more in the next two years in the dry pond areas. This work has been completed and we paid \$8,000 once the work was completed and inspected. We still owe the remainder of this work within 6 months of the completion which means that by the end of this year, we will pay the contractor another \$ 4,839. (Total \$12,839) We have hired Dave Brown to oversee the remediation and to inspect quarterly to be sure that the pond is being managed correctly.

4. Setting a Date for the Annual Meeting

The Board has agreed to set a date in mid-October for the annual meeting (depending on availability of the Glennstone Baptist Church space. They would like to have a community meeting in August which could be a backyard meeting or semi-social gathering to get neighborhood input. They've also agreed

that a regular Spring/Fall meeting of the community should occur. The Fall meeting will solicit for new board members. The Spring meeting will focus on social and involvement projects.

Action Items:

- Contact Glennstone Baptist Church to determine a date and cost for using the space
- After confirming an October date, we will begin to publicize through the website, emails, and signs.
- Set a date/place for the August gathering and promote.

5. Grants for Glennstone Landscaping & Community Events

Willa Allen has been applying for some local grants for beautification and social opportunities for the neighborhood. These 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.

Action Items:

- We need to follow up in writing with a letter confirming that residents approve of grant use in common areas.
- Trac will follow up with Durham about the lot at 4240 Amber Stone Way (trailers and parked cars here). Can we put a garden in this area or is their infrastructure in place that would prevent this?
- Trac will send a map of Glennstone to Willa and the Board showing the common areas/lots so that we can easily identify what is going where.
- Willa will follow up with a completed map and text for the drafting of the letter.

Meeting was adjourned.