

GLENNSTONE BOARD MEETING MINUTES

Saturday, November 23, 2019 at 10:30am, John Hinkle's House

Board Members Attending: John Hinkle, Derek Hagans, David Williams, Jamie Lunsford, Annie & Kenneth Crawford, Sylvester Keith, and Thomas Whisnant, community manager from TRAC Management, LLC

The Glennstone Board met to welcome the two new members (Jamie Lunsford and Willa Allen) and elect new officers for 2020. John Hinkle, the former Board president resigned from the Board due to heavy workload in a new job and was thanked for this great work in the past year. The Board voted to elect David Williams as president, Remisha as Treasurer

Thomas Whisnant, the community manager gave a report of the projects that have been completed or are in progress at Glennstone.

Completed projects include:

- Getting backflows inspected and repaired
- Getting the irrigation system at entrances inspected, repaired and winterized
- Removing fence along Glenn Road and repairing fence on other side of the road
- Entrance beds refreshed with dirt & mulch, lattice repaired and re-stained
- Grass in common areas re-seeded and fertilized this fall

On-Going Projects include:

- Pond inspections, repairs and re-inspection led to more required work in these areas
- Violations for grass and junk in yards at several notable locations is being addressed with Neighborhood Services
- Collections for long-standing dues owed to the community have resulted in personally contacting (or attempting to contact) 75 owners. Of these 45, paid this year's dues and set up a payment plan for past dues. The remaining 30 owners who did not respond or make a payment plan were turned over to Bagwell Holt for collections after receiving a 15 day letter of notice as required by the State.

New Business:

The Board has reviewed the Year-to-Date financial reports and has decided to increase the dues by 5% as allowed by the community covenants. This means that in 2020, the annual dues will be \$224. The dues will be invoice in January and due by February 11, 2020. Late fees will be assessed 6% according to the covenants.

Jamie Lunsford wants to create a community Facebook page and will work with TRAC Management to do this.