

The Glenbrooke Homeowner's Association

Meeting Minutes

Date of Meeting: March 31, 2019

Location: 320 Sylvan Way

Present: Bill Sieredzki (320) with proxy for Sreekumar(308), Charles Campbell (305), Kris and Susan Bugge (312), Huns Nejad (310), Hillary Lithgow (301), Alex Everett (318), Scott and Nicole Young (300), Hongwei Zhao (311)

Purpose:

Annual HOA Meeting

Announcements & Discussions:

1. Treasurer Report by Huns – Huns distributed a spreadsheet of the HOAs deposits and expenditures. Huns noted that we took in about \$400 less than what was spent. This was due in part to lawyer's expenses, removal of fallen trees, and the addition of a bench to the common area behind the lots. It was noted that our street is private and that the residents are responsible for repair as it ages. Huns stated that he has the tax payments ready. It was noted that the HOA fee of \$175.00 is due on May 1. A motion was made to increase the annual HOA fees by \$25.00 beginning in 2020. The motion was carried with seven votes assenting.
2. Yard Maintenance and Neighborhood Appearance - There was a motion to weed and seed in the fall with Huns and Scott working on this and there would be an announcement to the neighborhood about it this fall.
3. Parking and Deck Structure Guidelines - There was a motion to add the following language to the Glenbrooke HOA Parking Recommendations: 'Car maintenance including oil changes, wheel/tire repair, and engine work shall not be performed on the street.' Bill noted he will send around the deck guidelines this month.
4. Spring Cleanup Day will be Saturday, May 4th 2019.
5. Recent Zoning Notices - Please see <https://www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services/plans-and-ordinances/small-area-plans/rogers-road/rogers-rd-zoning> . Two topics were briefly discussed: the splitting of a lot on Rogers Rd. Into two single family parcels and the future work in the Greene Tract. There was some concern about the amount of proposed development of the Greene Tract.
6. Election of Officers - A motion was made to have the current officers continue in their positions for one more year. The motion passed with all votes assenting.
 - a. Bill Sieredzki – President
 - b. Charles Campbell – Vice President
 - c. Huns Nejad – Treasurer

- d. Alex Everett – Secretary
7. Other Business - Bill noted that he receives questions from realtors each summer and that the website helps with questions. Charles noted that the cost of maintaining the website costs around \$140 per year (<http://glenbrookehoa.net>). Charles stated he would add analytics to the site. It was agreed that we would continue to pay for the website for another year. Bill stated that only families and guests of the families of Glenbrooke are allowed to fish in the pond. Alex stated that he will keep a list of recommended plumbers, landscapers, etc. for the Glenbrooke neighborhood. Huns will work with Hillary in determining the best herbicide to utilize near the pond in order to control poison ivy and other nuisance plants.

Submitted:

Alex Everett