

# The Glenbrooke Homeowner's Association

## Meeting Minutes

**Date of Meeting:** October 13, 2019

**Location:** 320 Sylvan Way

**Present:** Bill Sieredzki (320) with proxy for (308, 314), Charles Campbell (305), Huns Nejad (310), John Lithgow (301) with proxy for (312,317), Alex Everett (318), Scott and Nicole Young (300), Hadeep (313)

## Purpose:

Annual HOA Meeting

## Announcements & Discussions:

1. Treasurer Report by Huns – Especially regarding tree removal from HOA land behind houses.
  - a. Paid 2300 for tree removal . Around \$6k in , Jan 1 – sept 1, distribute with minutes. Insurance for the HOA did not cover the tree removal since it didn't fall on a building. There is a missing \$125 lawyer charge missing, and last payment for grass cut. See attachment for finances.
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.
  - a. The empty lot near 302, we need to weed and seed. Consensus is to overseed and rake this Fall. Lot will need weed and feed in spring.
3. Solar Panels – The Lithgrows sent a presentation via e-mail for the HOA to discuss.
  - a. Per the lawyer, based on the statutes the HOA does not have to change the existing covenants and the board could allow the installation by exception.
  - b. The homeowners plan to buy the system, it will pay for itself in 8-10 years, and it has 15 year warranty. The home needs to be re-roofed and there is a tax credit for solar expiring this year. They noted that the mounting rack wont be visible.
  - c. Dissent was expressed by a homeowner.
  - d. Another member wanted more details on the process if an exception were to be granted.
  - e. It was agreed that John would send addresses for both the roof and solar panels so that the locations could be viewed by the board. Alex agreed to visit some of the addresses, take pictures, and report back to the board. A final decision would be made after that.
4. Fall Cleanup Day will be Saturday November 2<sup>nd</sup>.
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> . Also, Chandler Woods already has some residences. Road was closed due to gas leak. built: <https://www.lennar.com/new-homes/north-carolina/raleigh/chapel->

[hill/chandler-woods](#) . Greene Tract . In Carrboro they had some mixed residential/commercial space.

6. Other Business – Web site statistics by Charles. Over the past year, had 86 unique individuals visit it. Most visitors typed in the URL. Charles/Alex will send an email for recommended service companies. Alex will update the webpage as needed.
  - a. Question about fencing. Answer was that one would need to ask the board and that it is expected that it be natural materials.

Submitted,

Alex Everett