

The Glenbrooke Homeowner's Association

Date of Meeting: May 22, 2022

Location: 320 Sylvan Way

Present: Bill and Delphine Sieredzki (320), Huns Nejad (310), Scott Young (300), Hillary Lithgow (301), Alex Everett (318), Kris Bugge (312), Chun (319), Jim Kemp (308), Anna Li (314), Proxy for (309) out of 24 properties.

Purpose:

Annual HOA Meeting

Announcements & Discussions:

1. Notice of Meeting was delivered to mailboxes and via email in April
2. Cleanup Day in May was successful, thanks to all who participated
3. Treasurer Report by Huns – Balance at start of year was approximately \$6500; a balance about \$2000 lower than what was held this time last year. Huns briefly described the bank error in 2020 that temporarily affected the balance of that year. The largest payments were for the entrance sign, insurance, and to Duke Energy. All dues except one were received on time from all homes this year. Significant expenditures this year included the new entrance sign, energy bills, and insurance. A tax form for non-profit was sent to IRS. The website costs around \$150 per year to operate with the domain <https://glenbrookehoa.net>
4. Discussion on Annual Rate Dues/Assessment Increase – Brief discussion of inflation and the road. Determined that maximum increase would be 10%. Discussion of road maintenance and cracks. One place where the sidewalk juts up. Or we could grind it down. We should contact a contractor to get a quote, for maintenance, Huns will get a name. Bill proposes a motion to increase the annual dues by \$20. All present were in favor of the annual dues/assessment increase.
5. Discussion of Porch Grocery Pickup – Occurs most Sundays where this organization collects food to distribute city-wide. See <https://chapelhill.porchcommunities.org>
6. Short-Term Rental / AirBnB – The Town of Chapel Hill has a regulation for this. You have to live in the home to rent it out. There is rules on noise. You have to get a permit if you rent out more than 14 days per year. Discussion of primary residence. Not blocked by covenants. Please see <https://www.townofchapelhill.org/Home/Components/News/News/17181/>
7. Pond cleanup – Get rid of some of the small brushes, poison ivy, and weeds that impede seeing the pond. Bill mentioned that in the past we had a pond committee with a \$300 budget. Bill said there are thousands of small fish and some turtles. Discussion of using a herbicide that wont affect wildlife. For regular maintenance of the pond, we would need to get an estimate. Chris, Huns, and Jim will be on the pond committee. There was no opposition to providing this committee a budget of up to \$300.

8. Election of Officers – Discussion to solicit participation, no volunteers from earlier email were recorded. As there were no volunteers, a motion was made to have the current officers continue for another year. No objections were recorded.
9. Other Business - There were some kids biking and building ramps. Jim had to take down one of the ramps. Bill says we should keep an eye out for it and if it becomes an issue we can talk to their HOA. The grass behind 318/320 in the OWASA easement has grown tall, they mow it twice a year. Our common lot doesn't go all the way to the road. Discussion of difficulty for vehicles to drive back to the sewer easement. Concern about regulations with creek. It appears that the HOA property does not extend to this area. Note of landscaping and other guidelines, the link will be **here**. We need to make sure that the officers can access the Google Groups and Website. It was discussed that a list of recommended contractors be available, and this can be found at: [Recommended Contractors – Glenbrooke Home Owners Association \(glenbrookehoa.net\)](http://glenbrookehoa.net) . For welding mailboxes, please email Bill first for a local person. We should add Brothers Fabrication can do welding at 919-618-0281. Some discussion noting some mailboxes protrude into street.

Submitted,

Alex Everett

Secretary