

# The Glenbrooke Homeowners Association

**Date of Meeting:** May 7, 2023

**Location:** 320 Sylvan Way

**In attendance:** Bill and Delphine Sieredzki (320), Charles Campbell (305), Huns Nejad (310), Alex Everett (318), John Lithgow (301), Chuan Yang (319), Jim Kemp (308), Susan and Kris Bugge (312), Craig Davis and Katie Jenifer (313) of 24 total properties

## **Announcements and Discussion:**

1. Notice of Meeting was delivered to mailboxes and email in early April.
2. Cleanup Day in May was successful, much appreciation to everyone who participated.
3. Treasurer Report (Huns) – Current balance is \$4803.82 and reflects the total before the May collection of the \$220 annual dues. Bill will notify the few homeowners who have not paid.
4. Huns noted that he spoke with a contractor after last year's HOA meeting regarding the repair/maintenance of our private road and an estimate of \$14,000 was provided to give us an idea for planning. It was discussed that the HOA should set aside funds for road repair in the future. Charles volunteered to get in touch with the State to determine if they would consider taking over the road. It was noted that the HOA should get other estimates from contractors or specialists when the time comes in a few years.
5. Discussion of Annual Dues Increase – In order to reduce a future burden from a special assessment for a capital project like road repair, the homeowners discussed increasing the annual dues. A quorum was not met to increase the dues to \$300 per year. The HOA will hold a subsequent meeting in the first half of June in an attempt to reach quorum and increase the dues to the amount cited. In addition, it was discussed that \$100 of the \$300 dues be separated in the treasurer's report so that we can know how much has been set aside for the project.
6. Discussion of Reducing or Eliminating Dues for Board members – A motion was made to eliminate or reduce the annual dues for those serving the neighborhood and garner participation. However, the current covenants require that all lots be assessed the same annual dues. A quorum would be required to amend the covenants or bylaws.
7. Fall Cleanup Day and Block Party – The neighborhood would like to set a date in the fall to beautify the neighborhood and to socialize in the lot between 302 and 304. It was proposed that an ice cream social and a potluck would be planned.
8. Sidewalk Edging – Huns will ask the individual who handles the lawn maintenance for the neighborhood to edge both sides of the sidewalk. If the cost is minimal this additional work will be undertaken. This work typically occurs every two weeks.

9. Election of Officers – There were no additional homeowners who volunteered to hold a position at this time. As such, the existing board will stay on for another year with Bill Sieredzki as the President, Charles Campbell as the Vice President, Huns Nejad as the Treasurer, and Alex Everett as the Secretary.
10. Babysitting and Pet sitting – Craig and Katie (313) noted that they have two daughters that babysit or pet sit for some of the homeowners