

Glen Forest Annual HOA Meeting

Minutes

5/15/2012

7:00 PM

Keller Police station

Meeting called by Glen Forest HOA Board Members

Type of meeting Annual Board Meeting

Facilitator Terri Herr

Note taker Terri Herr

Attendees See Members Attendance List

Meeting Agenda:

Treasurer's Report – Terri Herr

Old Business:

- Website needs to be functional so that we can maintain secure access to HOA business, covenants, bylaws and directory.
- Amendment to change GFHA Bylaws to allow secure online voting by members for very specific items

New Business

- Nominations/election of new Board Members – three vacant seats
- Solicit volunteers for HOA Architectural, Landscape, Block Party and Welcoming Committees
- Update on the City of Keller installation of sidewalks at the front entrance (leading to Shady Grove Elementary School).
- Possible entrance changes as a result of the Child Safety Sidewalk addition
 - May require a rebuild of the front entrance flower bed and pond

QUORUM Objective to achieve a Quorum of HOA members to proceed with meeting and vote for new board members.

At 7:00, 22 members were in attendance and we had 47 written proxies. 48 is required for a quorum,

58 is required to make changes to the Bylaws. (Five more members joined after the meeting was called to order.)

At 7:02pm, the meeting was called to order by Mark Kersey.

Treasurer's Report Terri summarized the treasurer's report year to date.

Current YTD Balance as of 5/15/12: \$22,867.16 in checking with \$9685.43 in reserve. All member dues paid in full.

Open Discussion: No longer is income short vs. expenses as a result of raising the dues by \$50 per home in 2010.

- We have a surplus from 2011 as a result of not holding a block party in 2011. Have not had any major expenditures in 2012. Plan to hold a picnic in the May/June timeframe.

- All pleased with the addition of new streetlights throughout the neighborhood.

No questions on balance or budget proposed for 2012.

Old business: Minutes read from 2010 meeting. No meeting held in 2011 due to a lack of quorum.

Motion: No Motion to amend Bylaws to be able to vote securely online. Seconded.

DISCUSSION: Not enough detail around the motion. Motion needs to be specific. Discussion that there's a belief that the state of Texas allows for voting online or by email so it is already allowed. HOA Bylaws state that any vote must occur during annual meeting or by special meeting held by a quorum. Changes to Bylaws require a vote of 60% of the membership. Great concern over ability to vote online without discussion. Must be a special or annual meeting held in the event of any election or vote to be held. Motion did not pass.

Motion: YES Authorize the Board to spend up to \$500 to hire a firm to investigate the building of a secure website and the scope to vote securely online.

Discussion: Discussion around the need for more information prior to a vote to allow secure online voting. Special Meeting will have to be held once information and details are ready to be presented at a meeting.

Discussion: Motion was seconded and passed by majority to spend up to \$500 to hire a firm to investigate the building of a secure website and the scope to vote securely online. Three homeowners opposed, 2 in person, 1 by proxy.

Motion: no Motion to lower from 51% to 35% the quorum to hold any meeting. Seconded.

Discussion: Much discussion around this motion due to the fact that a smaller number of members would be responsible or allowed to make a decision for the majority. Those in favor believe that it would be easier to have a quorum and thus easier to hold a meeting in order to get business accomplished. Much frustration around the difficulty in getting members together for a meeting. However, in the end, the majority were not in favor of lowering the quorum. The quorum to hold an annual or special meeting stands at 51%.

New business: Items listed above.

Election of new Board members: Nomination and election of officers.

1. Ginger Parajon has volunteered to help with the Treasurer's position throughout the collecting of dues and was appointed to the position by the existing Board as a result of the need for help (as allowed by the Bylaws). Ginger has volunteered to stay on as Treasurer.

2. Mark Kersey has agreed to stay on the Board. Terri Herr announced her intention not to seek re-appointment or nomination to the board, and Keith Pearson stepped down previously, leaving two open seats.

3. Action to request nomination or volunteers of the board:

a. David Sambrano nominated for board by Terri Herr. Nomination was seconded.

b. Dan Light was nominated for the board by Jesus Sifuentes. Nomination was seconded.

4. Mark Kersey decided to step down from the Board, and as a result, Action to request nomination or volunteers of the board:

a. Donna Morse was nominated for the Board by Terri Herr. Nomination was seconded.

Motion: yes Motion to accept David Sambrano to the HOA Board was made and passed by majority.

Motion: yes Motion to accept Dan Light to the HOA Board was made and passed by majority. Ten members opposed, 3 in person, 7 by proxy.

Motion: yes Motion to accept Donna Morse to the HOA Board was made and passed by majority.

General
Discussion: Volunteers

A. Welcoming committee volunteers:

- i. Elizabeth Boatner would like to volunteer for the welcoming committee.
 - ii. Nicole Hood continues to be volunteered to be on the welcoming committee.
-

B. Architectural Committee volunteers

- i. Dominique Goold and Philip Herr
-

C. Landscape Committee volunteers

- i. Marty Molitor and Don Harrison
-

D. Special Events Committee—Accepting volunteers. (Isabell Grasser and Jennifer Price have volunteered to help with picnic).

New
business: General Discussion – Front Entrance Sidewalk Improvements

1. Dan Light gave brief update on the Child Sidewalk Safety Grant. Dan has met with the City of Keller City Engineer to lead the charge in getting sidewalks from our front entrance to Shady Grove Elementary School. This will be funded by the Texas Department of Transportation.
 2. Possibility that the utility boxes on the north side of the entrance may be redone (placed underground) in the process of adding sidewalks to both sides of the entrance. Dan is pushing the City for this to be funded by the same grant or by the City.
 3. Possibility of an encroachment to the flower beds at the front entrance. Discussion that the foundation of the berm that holds the concrete Glen Forest sign may need to be redone due to cracks in the foundation. Is it possible to fund this with the same grant or by the City?
-

No further business brought up.

8:03 – meeting adjourned.

Minutes were accepted by the incoming Board during the Transitional Board Meeting held May 26, 2012.