

Glen Forest Homeowners Association Annual Meeting
Thursday, May 23, 2013 7 pm

Prior to meeting, there was a presentation by Keith Fisher, City Engineer, City of Keller, regarding the proposed Sidewalk Extension Project. This project was planned and proposal granted funding through a Federal Grant for School Safety. The plan proposes an extension of the current sidewalk from Glen Forest Subdivision, continuing along the east side Sarah Brooks Rd. to Emerald Green Subdivision, where there is a crosswalk to Shady Grove Elementary. The improvements will fill in the drainage ditch area next to the road, building underground drainage, with sidewalk above it. Construction should begin in July, 2013.

Meeting was called to order with a quorum met (29 homes represented and 25 proxies for a total of 54 residences total; minimum of 48 needed). As a result of a very full agenda, David Sambrano, President, asked if there was a motion to accept last year's minutes without reading them. MOTION: From Kevin Kennedy - To accept minutes from last year's annual homeowners association meeting. SECONDED and PASSED: 100% in favor.

TREASURER'S REPORT: Donna Morse, Treasurer, read the report. All but two residences have paid HOA dues. Board is working to get those paid in full. See attached Treasurer's Report.

NEW BUSINESS:

HOA WEBSITE: Donna Morse presented details that she's researched for a Website Designer who deals specifically with HOA websites. This service will include online voting, covenants, policies, restrictions, addresses/directory, committee information, community page, etc. The business has 50 years of combined experience in web design and manage a variety of HOA websites from small to HOAs with hundreds of residences. Personal data will be password protected so that information would not be available to those outside of the community. This would solve one of the issues which has been sending large files to many recipients (problem in sending emails within the HOA, as Verizon limits the amount of data and the number of email addresses). Pricing would be a one-time initial set-up fee of \$600, then a reasonable monthly fee. Funding would be covered by the existing budget.

There was some discussion as to how and when voting would occur online. It was discussed that voting would only occur after a live meeting with discussion, leaving the Current Bylaws in place regarding the need for a minimum quorum for voting to occur (allowing the vote to count as long as 51% of the membership is able to vote, either in person at the meeting or online). This only allows for discussion at the meeting, but allows for those unable to make it to the meeting to have a say by voting online. MOTION: From Kevin Kennedy - To accept and proceed forward with the proposed company for Website Design and Maintenance, leaving the Bylaws the same regarding quorums and voting. SECONDED and PASSED: 100% in favor. The suggestion for a quick turnaround on getting the website up and running was made and agreed upon.

FENCES: David Sambrano presented the concern by some that there is not specific language in the Covenants that allows for iron fencing. As David read the wording from the Covenants, it was agreed that the wording does

not specifically allow or disallow iron fencing, so Covenants will remain the same.

FRONT ENTRANCE/WATERFALL ISSUE: David described the problem with the leak in the pond liner/tarp at length. The landscape committee and Board have been in the process of identifying the problem and are working to come up with several options for repair and/or renovation. There are currently three options to deal with the issue:

1. Leave the pond as is, fix the rock wall which is in the process of crumbling. Leave the landscaping the same around the waterfall (and/or clean up the landscaping a bit).
2. An entire renovation of the waterfall, rock wall, pond and pond liner which Dan Light and the owner of Environmental Enhancement will present next.
3. Remove the water feature altogether and fill in with landscaping (and possibly the use of xeriscaping, which uses a minimum of water).

TREE PRESERVATION: Dan Light proposes to hire an arborist to work on the front entrance in order to preserve as many of the trees present as possible, while removing those damaged or at risk of falling, causing a real issue with damaging surrounding fencing other property. This would include all tree issues. The total cost would not exceed \$1700 and would be covered with the existing budget.

MOTION: From Larry Allen - To approve a maximum of \$1700 of discretionary funds to handle entire tree proposal.

Discussion around the need to have the Cottonwood tree which is a liability taken out but the possibility of waiting until we know more about the changes to the sidewalk construction to do everything regarding the tree proposal.

MOTION AMENDED: To change the amount to \$1500 of discretionary funds for taking care of trees. **SECONDED** and **PASSED:** 100% in favor

IRRIGATION: Dan Light began a discussion around the need to fix the existing irrigation at the front entrance which is often spraying the street and not adequately watering plants. Discussion and presentation was tabled as this was not on the Agenda for the evening.

FRONT ENTRANCE/WATERFALL PRESENTATION: Dan Light began the presentation explaining that he tried to get 3 bids for repair or renovation of the front wall, however only one contractor followed through. The owner of Environmental Enhancements, Trey, stepped forward to explain his proposal of a Pondless Waterfall possibility, which would store water without the pond, preventing the ongoing algae issue that we've had for so long, which destroys the waterfall pumps. This uses a basin in place of the pond and also uses less water. This proposal was sent out to the membership the day before the meeting, with many details regarding this option. This cost for this option was \$45,933.83. It was discussed that all options need to be brought to the membership prior to discussion and a vote. As a result, the discussion was tabled and a suggestion by David Sambrano to hold a special meeting sometime in the summer to present and discuss the options. We will be able to test out first online voting opportunity at that time.

CHESAPEAKE GAS LEASES: David presented that he has been in discussions with Chesapeake and is trying to be the voice of the HOA in discussions. There is currently no fracking going on, but David will be in contact with him in the event that progress is made in the future.

REQUEST FOR VOLUNTEERS FOR THE OPEN SECRETARY POSITION: Lori Cole volunteered to serve as secretary for the HOA.
MOTION: From Kevin Kennedy - To accept Lori Cole as the current Secretary for the HOA. SECONDED and PASSED: 100% in favor.

REQUEST FOR VOLUNTEERS: Kevin Kennedy and Jeff Ball volunteered to work with Don Harrison on the Landscape Committee. Kathleen Salazar volunteered to keep GFHA informed on the proposed HIGH DENSITY subdivision located at the corner of Keller Smithfield Rd. and Village Trail (where currently a single story home is located on about 5 acres), next to Sendero Subdivision. Elizabeth Boatner volunteered for the Hospitality Committee. Thanks to all for attending!!

Meeting Adjourned.
Minutes taken and reported by Terri Herr.