

Glen Forest Homeowners Association Annual Meeting
Monday, May 5, 2014 7:00 PM

Prior to the meeting Board President David Sambrano gave a report on the status of the waterfall and drainage issues. David reviewed the three options discussed at the 2013 Annual meeting (Repairing the existing water feature, scaling back the bid presented for a pond-less waterfall, or demolishing the waterfall and turning it into a park). The decision was delayed due to uncertainty about the potential impact of the federally funded Child Safety Crosswalk (A project that has been delayed for a variety of reasons for more than 9 months).

A decision was necessary when the second pump stopped working and the water became stagnant. In addition, the property adjacent to our entrance at 1265 Sarah Brooks Dr., was sold. The new homeowners were made aware by the inspector of a drainage issue coming from our front entrance. Upon further investigation, it was discovered that a complaint had been filed with the city of Keller by the previous owner in regards to drainage of surface water onto their property.

Because of the urgency to get the standing water moving again and the leaking waterfall, the board met in February and decided that repairing the waterfall was the only option available. Due to the complexity of the issues (pump failures and water leaks in the lines and liners), qualified contractors were unwilling to bid on the project. Upon further investigation, it was discovered the 1 ½ flexible PVC previously installed was leaking. The Board used funding in the maintenance budget with donated labor to drain and repair the liner. A professional contractor was hired to install pumps and pipes to bring the waterfall up to the original specifications called for.

Although the work done on the waterfall has in part resolved the drainage issue, surface water continues to drain on the adjacent property. We are working with the city to resolve this problem, along with the issue of standing water in the street at the entry.

To resolve the issue of drainage from GFHA onto the property at 1265 Sarah Brooks Drive, and to ensure that there are no further legal obligations, the board is requesting to allow spending of funds not to exceed \$10,000. Because the funds are available in the GFHA financial reserve accounts, there would be no assessment of the homeowners.

Sidewalk Report:

According to the City of Keller, the sidewalk will be completed by the end of the week. An underground culvert was requested to resolve drainage issues, which was denied by the city. In lieu of the requested culvert, there will be a cement stamped concrete drainage ditch.

The AT&T box will be buried.

When completed, the sidewalk and crosswalk will be accessible from both sides of the entrance.

Drainage Issues from Back of Waterfall:

There are three possible solutions:

- Build a wall for a cost of approximately \$6,000
- Build a holding tank with a pump for \$5,000-6,000
- Install a French drain so that water will flow naturally

The meeting was formally called to order by President David Sambrano at 7:45, with a quorum of 49 families. 24 families were present, and 25 were represented by proxy.

Old Business

F. A. Waters moved to waive the reading of the 2013 minutes and was seconded by David Haefli. The motion passed with 100% in favor.

Treasurer's Report:

Donna Morse read the treasurer's report. Dues have been paid by all except two families. A payment plan will be offered , with three equal payments and an interest rate of 10%. See attached Treasurer's Report.

New Business

Drainage Proposal:

A proposal to resolve the drainage issue at 1265 Sarah Brooks Drive was presented, with the amount not to exceed \$10,000. No special assessment would be necessary, as the funds would come from the reserve savings account. A French drain would be installed by a contractor once the City of Keller has completed the sidewalk.

Following a discussion, Mike Hood moved to accept the drainage proposal. The motion was seconded by Trent Blakey and passed with 47 in favor and 2 opposed.

Election of New Officers

The offices of President, Vice-President, and Treasurer are open, as the current officers have completed their two-year terms. No one expressed an interest in stepping up to serve. David Haefli moved to allow current officers to continue serving until projects are completed. The motion was seconded by Philip Herr and passed with 48 in favor and one opposed.

Open Discussion:

Ched Kinler suggested a memorial plaque or flag be installed in honor of Alex Viola. Dominique Goold asked about the possibility of renaming a street in the neighborhood in Alex's name. It was determined that the City of Keller should be contacted in regards to this idea.

David Haefli commended the Board of Directors for their hard work.

The meeting was adjourned at 9:00 PM.
Minutes taken and reported by Lori Cole