

## **Glad Acres Annual HOA Meeting Minutes**

Date: 8/9/18

Meeting Time: 6:30 pm

Board Members Present:

Michael Reno

Andrew Kneisler

Jon Stanfield

Rachel Nab (arrived 6:50 pm)

### **Neighborhood Signage Option Discussion (open forum)**

- Use existing structure; willing to update current structure on single sides if necessary homeowner approving
- Existing structure vs new logo design
- No subdivision name, only association name definitive name for entire neighborhood prior or concurrent with entrance markers
- Stone columns \$2,500-\$2,700 each; homeowner majority will be required
- Suggestion made to up the homeowner dues to help finance new signage venture will require votes (101 homes) what % required?
- Suggestion made to tackle Glad Acres by-laws first, then focus on our signage concerns

### **Waste Management Proposal-Michael Reno**

-Gardner Disposal: entire neighborhood = \$13.50 per month (65 gallon cart for trash and recycling, weekly yard waste service (March-November); live Christmas trees and wreath disposal as well.

-Total = \$1,363/month that HOA must pay

95 gallon cart is \$14.14 monthly total if HOA is paying the bill

-If over 50% of homeowners come to them directly and residents receive their own bill, household total becomes \$20.25 per month

\$60.75 for 65 gallon cart (three month billing cycle)

\$71.25 for 95 gallon cart (three month billing cycle)

-Question proposed about how yard waste has to be collected at Gardner Disposal; some residents concerned about the environmental impact of yard waste bags

-Possibility of property management brought up in order to collect neighborhood trash collection and to deal with HOA issues

### **Open Forum Discussion Items**

- Covenant/bylaw discussion surrounding title issues, grandfathering, etc
- Parasite homeowners discussed using Glad Acres name without being in the neighborhood
- Quivera road widening project was mentioned. Residents shared alleged updates: lawsuit pending; construction beginning from 159<sup>th</sup>-167<sup>th</sup> (in the next year); CARNP website plans for roadwork surrounding Glad Acres is available there

### **Action Items:**

- HOA Board to further discussion with Gardner Disposal on how individual residents signing up for service (monitoring a 50% acquisition rate) can be managed if possible and report back to homeowners
- HOA Board to further discuss the review of covenants/bylaws and hire professional law firm?
- HOA Board to determine the costs/expenses to modify covenants/bylaws and Jon Stanfield, Rod Hoffman (potential attorney for by-law action item)
- HOA board will meet/report back to homeowners on covenant/by-law progress and a quorum is required
- Neighborhood signage options to be put on hold until covenant/by-law review is complete
- Volunteers to be put on eNeighbors for cleaning up monuments (homeowner led)

### **Meeting Adjourn 7:50**

Meeting minutes provided by:  
Rachel Nab