

Glencannon Community Association 2022 Annual Meeting

March 27, 2022

Meeting held virtually via Zoom.

The meeting was called to order at 7:06 p.m. by Mark Anstrom, President. Kristen Anstrom seconded.

Welcome

President, Mark Anstrom, thanked community members for joining the meeting. He introduced the other current Glencannon HOA Board of Directors and thanked them for serving on the Board: Amy Peltier, Vice President – Architectural Review; Kristen Anstrom, Vice President - Common Areas; Roy Guenther, Treasurer; Melody Yazdani, Secretary. Mark said we have had a productive and fun year, and all monthly meetings have been held virtually. Mark then reviewed the agenda for the meeting and structure for introducing questions.

Agenda

- Welcome & Introductions
- Meeting Logistics
- 2022 Board and Budget Voting
- 2022 Board of Directors Candidates
- Common Area Discussion
- Financial Highlights & FY 2022 Budget
- Architectural Review Happenings
- Community Communications
- New Business/Wrap Up

Meeting Logistics

Mark discussed the meeting logistics including that the annual meeting is an informational meeting and voting will not be conducted during the meeting since we now conduct the annual meeting virtually. He made a request to hold questions until the end of each portion of the meeting. Mark requested that individuals please raise their hand or add a comment to the chat box if they have comments/questions. He said explained that all participants will stay muted to keep background noise down, but comments and questions are welcome in the chat box and via hand raise

2021 Board and Budget Voting

Mark discussed the 2022 board and budget voting protocols including:

- **Ballots are due Tuesday, March 29th**
- Ballots have been distributed to the community via email and hardcopy
- Hand deliver signed ballots to the HOA Secretary at the following address:
Melody Yazdani, 10025 Lochness Ct. OR send to the community
email glencannonhoa@gmail.com
- The HOA Secretary will count the ballots and provide results to the community via email

2021 Board of Directors Candidates Administrative Items

Mark introduced the new Board of Director candidates:

- President – Kristen Anstrom
- VP Architectural Review – Colleen Linthicum

- VP Common Area – Mark Anstrom
- Treasurer – Tom Loftus
- Secretary – Christine Traylor

Tom Loftus said his wife has two previous terms as Treasurer, and she will help him with the task since she has previous experience.

Mark asked Amy to please let him know if anyone raises their hand.

Common Area Accomplishments

Kristen Anstrom said the experience was fun and enjoyable. She reviewed the major activities and accomplishments over the year, including the following:

- Removed 11 dead pine trees at the park entrance close to the path at park entrance.
- Help 2 Spring and fall Community Cleanups
- Installed tree protection
- Planted 4 new trees around the playground
- Helped repair the fences by Lawyer's road and cleaned up the stream
- Pruned some disease on the crepe myrtle trees to remove disease
- Repaired and maintained front entrance lights
- The cost of removing old and dangerous trees has increased and the budget has changed to reflect it.
- Spring clean up - a special thanks to Noreen and Hugh Linnemann for the help beautifying the neighborhood entrance
- And thanks to Denise Davis for identifying the disease on the crepe Myrtle
- Thank you to everyone for saying something when you see something
- Scheduled path maintenance
 - we need to consider increasing costs in the budget
- Playground
 - The playground needs to be mulched
 - If additional playground equipment is desired we will need to discuss in the future
- Path widening
 - Because of previous neighbor interest we sought quotes for path widening and path maintenance
 - 3 quotes were delivered - cost ranging from \$35k-\$45k
 - In a neighborhood survey, the majority voted not to widen the path using HOA funds
 - Due to lack of neighborhood interest, we decided to table the idea

Mark Anstrom communicated that the tree maintenance is vital to keeping the trees safe for the neighbors

John Kipps said the deer population is increasing in the common area, and expressed the bucks are hard on the trees. He said the current protection isn't adequate and needs to be reevaluated. The willow that was planted a few years apart has been seriously damaged. He suggested that we better protect the trees by installing a better solution than the plastic wrap.

Mark Anstrom said it's difficult to see which trees need to be cut down. We sometimes don't see the problem trees, please let the HOA know if you do see anything

John Kipps said he was involved in upper trail maintenance - he put additional asphalt on top of the existing asphalt. He suggested not widening the path, but laying asphalt on top of the lower trail to reduce costs instead.

Mark Anstrom said that we will need to consider keeping a line item in the budget just to reseal and maintain the current path. The estimates received were for expanding the path and that idea will be tabled.

John Kipps said the lower trail is a challenge since its width varies.

Mark Anstrom said the Lawyers path was recently repaved, just outside of the neighborhood and that it may take some pressure off of our path.

Kristen moved on to the Halloween party:

- It was held on Lochness Ct.
- It was a great success, thank you to all of the volunteers
- Thank you to the Stephenson's for providing the keg. It did not come out of the community funds
- Thank you to the Lochness Ct residents for graciously allowing us to have the party
- We had 2 bounce houses to help reduce injuries for little kids and it was a success

Then she discussed the food trucks:

- We had 4 food trucks come to the neighborhood and it was a great success.
- The food trucks did not cost the HOA any money

Multiple neighbors said the trucks were great and encouraged the food trucks to continue.

Christine Traylor asked if the board plans to circulate the answers to the path widening survey, including the ideas for other items to improve the community.

Kristen said she will send the results to the community and asked that Christine share any ideas in this forum. She said there were only a few comments for that section of the survey.

Financial Report and Highlights

Roy Guenther reviewed the most recent monthly treasurer's report. There are 7 unpaid households for the current year's HOA dues as of today. Roy indicated the HOA has approximately \$30,500 of cash on hand which is typical for this time of year.

Roy discussed the budget summary for Fiscal Year (FY) 2021-2022 and the proposed budget for FY 2022-2023.

Roy indicated we are in good financial standing, we are spending less than we bring in. The big expense is the increased age of the trees. The future allocation for the tree maintenance is increased to compensate. The lawn maintenance invoice has not yet been received. We overspent the common area budget, and will need to increase for future years.

Roy said we overspent on entertainment, and it was the board's decision to increase the budget in that area because it is a vital event for the neighborhood. He said we also thought it was time to increase the donation to the fire department because they so kindly come out for our Halloween party and at Christmas time.

Roy said we'll begin the new fiscal year with about \$27,000 cash on hand to cover a budget of about \$23,000. He showed a visual guide to explain how the budget is divided for the proposed budget.

Andy Griffin asked for clarification about the decrease in common area enhancement and increase for common area maintenance.

Roy explained the CO enhancement is to beautify the area.

Kristen Anstrom said we planted 4 new trees, but we got them for free. Mark Anstrom said we have gotten a lot of labor for free, so we were able to borrow from CO enhancement.

Architectural Review

Amy Peltier summarized the requests submitted to the Architectural Review Committee (ARC) from April 2021 through March 2022:

- There were 2 requests for HOA packets for home sales. 10027 Garrett, and 9915 Steeple Run.
 - We created a google drive to streamline the process, and a form to the resale packet to collect the new buyers info
 - Mark Anstrom explained the resale packet is required by the state and the contents of the packet.
 - Amy said there is a \$50 fee for the resale packet
- There were 8+ Architectural Review requests ranging from decks, revised fences, nothing groundbreaking
- Requests and for any exterior changes. Reviews are typically turned around in under a week.

She went on to discuss the requirements for architectural review submissions which are generally required for any visible changes to the exterior of properties including:

- New shed, deck, patio, porch or fence
- New front door or garage door
- New siding, paint, or color palette

- Significant new landscaping or hardscaping.
- New windows or shutters
- Major renovations to the exterior of the home. Additions.
- New pool or play equipment
- New roof (architectural shingles of the same color)
- If uncertain, contact the ARC

Amy explained that the ARC application form is available on our HOA website <http://glencannonhoa.info/> – ‘Architectural Review’ tab along with the Architectural Review Standards.

Mark Anstrom asked if Amy rejected any requests. Amy said no requests were rejected. Mark said we have been very accommodating.

Amy then described the process to sell your home.

John Kipps asked about the outside light fixtures that are burned out and not functioning - he asked if there is a way to get people to fix their light fixtures.

Mark Anstrom said that is a great point because we do not have street lights, and that the lampposts are a safety concern and we can send out an email to ask. He said we can insist neighbors that sell their house must fix their lampposts. He said he understands some of them are very old and hard to fix. Kristen Anstrom suggested the board send a friendly reminder, she said we should send a survey, to keep a list of households to nudge. Melody Yazdani added that we do remind everyone to fix their lampposts in the community newsletter.

Christine Traylor asked if they are supposed to be on from dusk to dawn. Mark said that they should be on when you go to bed - it is a concern at the end of the day when neighbors are out walking after dark, especially kids walking to the bus stop in the dark.

Community Communications

Melody encouraged community members to call or email a Board member with any HOA or community concerns (e.g. common area maintenance, suspicious activity). She then reviewed the two primary vehicles for community communications (website and email).

Melody reminded everyone important neighborhood information is available on the HOA website (www.glencannonhoa.info)

She said the website password for Resident Info is “74Homeowner” [case sensitive] and said this information is printed in the directory and included in every neighborhood newsletter.

Melody discussed that the community email (glencannonhoa@gmail.com) is used to communicate with the Board and the community and submit architectural review applications. She stated that the HOA does not circulate individuals email addresses and requested that if community members are not receiving HOA emails, they should

send the correct email address to the Glencannon email. In addition, other directory updates like phone numbers should also be sent to the Glencannon HOA email. Edits to contact information have been maintained for future directory updates and community correspondence.

Melody said there is an unofficial Facebook Group, and that the group is not an official channel of communication.

Melody encouraged homeowners continue to email the Board with any issues or concerns they may have.

New Business/Wrap Up

Mark opened up the floor for new business. There were no questions. He said we have had a productive year, and is looking forward to the new board. He expressed appreciation to the outgoing board, especially Roy Guenther.

Mark made a motion for the meeting to be adjourned and the motion was seconded by Kristen Anstrom. Mark thanked community members for attending the annual meeting and the meeting was adjourned.