

**Glendover Park HOA**  
**Monthly BOD Regular Session**  
Minutes  
January 8, 2007

- I. Call to order 7:07 p.m. by President, Gina Kilgore
- II. Present BOD & Management Company
  - i. President, Gina Kilgore
  - ii. Treasurer, Vance Barron
  - iii. Secretary, VACANT (Gina Kilgore taking notes)
  - iv. Exec VP, Michael Wooton
  - v. Vice President, Sacia Thornton (ABSENT)
  - vi. Management Representatives: Katie Waters, NMI
- III. Approval of Board Minutes—Minutes for several months are still needed. We have not had a secretary and various people have been taking notes. Gina is trying to collect and get minutes caught up to be approved in February.
- IV. Reports
  - a. Treasurer, These figures are not audited and are subject to change by a CPA:
    - i. Balance Sheet Highlights (as of December 31st)
      1. Assets: \$145,980.48
      2. Liabilities: \$20,975.84
      3. Equity: \$125,004.64
    - ii. Income Statement Highlights
      1. YTD Net: <\$884.21>
    - iii. Reserve Highlights
      1. Remaining CAPEX Budget: \$36000
  - b. Committees
    1. All committees reported except Social (absent)
  - c. Neighborhood Management Inc
- V. Unfinished Business
  - a. DR Horton Update—No update to report on landscape for marquis at Scottsman and Exchange or Dry retention pond development. Unable to reach DR Horton contact.
  - b. Sprinkler repair/replacement at Pool—Completely replaced by DR Horton. Katie to check and see if all is working or if still having problems.
  - c. Pool card reader—Michael and Katie met with Door King of Texas. They have received an estimate and feel this company would be our best option. **\*\*Motion: Accept Door King of Texas estimate to replace current pool gate number system with card reader system. Installation to be as soon as possible. System will include 600 cards for homeowners and 10 key fobs for Board/Management Company/Vendors. Total cost of system: \$7074.00 (approx.)—Second by Gina—All in favor**
  - d. Newsletter—Monthly publication—need board input by 18<sup>th</sup>
  - e. Dry Retention Pond Development—Plans have been submitted to the City of Allen to start development. City of Allen drainage engineer not happy with plans yet and are waiting on a response from DR Horton correcting drainage issues.
  - f. Pavement Markers along areas of Glendover and Scottsman—Gina met with City traffic engineer Stanton Forester on Friday, January 5<sup>th</sup>. Discussion will be to find a plan that works for parking and traffic flow along the south part of Scottsman between Glendover Drive and Exchange. Mr. Forester will do some measurements and determine the area that could be labeled “NO PARKING”. He believes this area will be greater than putting a parking lane on the East side of Scottsman along the park and moving the center line west and make two driving lanes with 1 parking lane. The Parks and Recreation department will make the final call as to how the street is lined. It will be marked with Pavement markers for the center and white line for the parking lane.
  - g. Soda machine at pool—Tabled until February for Michael and Katie to look into further.

- VI. New Business
  - a. Budget 2007--\*\*Motion: Accept 2007 budget as written, 2<sup>nd</sup> by Michael, All in favor.
  - b. Editor for Newsletter—A few people has expressed an interest in this position. Gina will communicate with them and see if a new editor can be put in place for the newsletter.
- VII. Members Open Session
  - a. Painting of Chimneys—homeowner feels that this is being over looked and needs to be taken care of. AMC will assist NMI on locating properties that need to paint chimneys/doors/eaves
  - b. Driveway Storage—homeowner feels too much driveway storage is being allowed. Katie to look into mentioned addresses and see if they have been contacted.
- VIII. Adjourn Meeting for Executive Session: 8:37 p.m.
- IX. Email Motions during the month of December: