

Glendover Park HOA
Monthly BOD Regular Session
Minutes
February 12, 2007

- I. Call to order 7:03 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
 - vi. Management Representatives: Katie Waters, NMI
- III. Approval of Board Minutes—Several months approved—January 2007, August/September/October/November/December 2006 all approved as written.
- IV. Reports
 - a. Treasurer, These figures are not audited and are subject to change by a CPA:
 - i. Balance Sheet Highlights (as of January 31st)
 - 1. Assets: \$210,363.72
 - 2. Liabilities: \$6,890.84
 - 3. Equity: \$203,472.88
 - ii. Income Statement Highlights
 - 1. YTD Net: \$78,468.24
 - iii. Reserve Highlights
 - 1. Remaining CAPEX Budget: \$31500
 - b. Committees
 - 1. All committees reported except Social
 - 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—System being installed and cards will be ready at annual meeting
 - d. 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.
 - e. Pavement Markers along areas of Glendover and Scottsman—Gina met with City traffic engineer Stanton Forester on Friday, January 5th. 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. As of February still waiting on a response from Parks & Rec.
 - f. Soda machine at pool—Vance to check on soda machine.
 - g. Newsletter—Monthly publication—still pending Editor help
- VI. New Business
 - a. Annual Meeting—Power point presentation to be used. Michael and Vance help put together.
 - b. 911 Phone Line—approved line to be installed.
- VII. Members Open Session

- a. Lots of disputes regarding Portable Basketball goals—board asking AMC to revisit requirements.
 - b. Vandalism—any way to get under control through HOA? HOA compensate Homeowners for damages?? Not an option
- VIII. Adjourn Meeting for Executive Session: 8:34 p.m.
- IX. Email Motions during the month of January: NONE