

Minutes of HOA Board Meeting, March 11, 2019
Meeting held at Clubhouse

Call to Order:

Meeting was called to order at 6:10pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Jeff Stava, Nicole Greer, Wade Richardson, Debbie Mocnik. Also in attendance: Jan Farrimond of The HOA Group.

Meeting Agenda:

Agenda approved as presented.

Approval of Minutes:

Minutes of February 20, 2019, meeting previously approved via email.

President's Report (Harry Gordon):

Harry mentioned receiving ODOT Project Update from city councilor, Jeannie Cue. See Attachment.

Vice President's Report (Wayne Allen):

Security: Discussion regarding neighborhood security including 24-hour security patrol, amount of reported crime throughout neighborhood, Alert Neighbors program, and installation of individual camera type doorbells. Motion was made, 2nd, and unanimously approved to reduce security patrol to 12-hours (6:00pm - 6:00am), from 24-hours, effective April 1, 2019. This should result in a 50% decrease in fees. Jan of The HOA Group will call the security company to notify of this change.

Grounds Manager (Wayne Allen):

1. A very large tree (circumference of approx. 12') fell in the greenbelt north of the covered bridge. There does not appear to be any significant property damage. Wayne is having the tree cut and removed; cost estimated at \$1,000 - \$2,000.
2. Wayne will look at trees throughout greenbelt to see if any appear to be weak and potentially removed.
3. Wayne is in the early stage of obtaining information regarding the potential cost to dredge the ponds. The possibility of receiving some help from the City, such as possibly supplying trucks to haul off the sludge, was mentioned.
4. Bruce has fixed the small foot bridge by the 81st St entrance.
5. We have not yet received invoice from Bruce for his time & materials for work performed throughout the neighborhood in 2018.

Treasurer Report (Jeff Stava/Jan Farrimond):

Jeff reported that as of today, 2019 projected revenue is \$178,750, and expenses of \$165,360. There are still adjustments that will be made before the annual meeting. Our Reserve Fund balance is \$141,188.68. However, the amount in the reserve will be reduced by approximately \$30,000 as payments are made to previously approved projects, including pool repairs. 2018 projects paid thru the reserve fund include playground mulch (\$9,664.03), disc golf course \$6,946.37, and 1/2 of pool umbrella (\$8,052.63).

Secretary's Report (Debbie Mocnik):

Email votes since the February meeting include: motion made, 2nd and unanimously approved for Wade to spend an additional \$5,000 over previously approved \$40,000 for pool repair and furniture. Additional monies needed based on bids received for pool repair.

Social Committee Report (Debbie Mocnik):

No report at this time.

Common Area Facilities Manager Report (Wade Richardson):

1. As discussed previously, Ashli Rogers, clubhouse coordinator, is moving from the neighborhood. Wade is looking throughout the neighborhood for a volunteer to perform those duties.
2. New pool umbrella has been delivered and is scheduled to be installed.

Architectural Committee Chairman (Nicole Greer):

Nothing to report at this time.

The HOA Group (Jan Farrimond):

1. Jan is pursuing the potential of adding COX for internet and telephone at the clubhouse/ pool, and canceling the AT&T phone. As previously noted, an active phone line is required during pool season. Cost of the AT&T phone line is almost \$2,000/annum.
2. Jan will do a cost assessment in relation to our clubhouse cleaning service. Currently the clubhouse and bathrooms are cleaned weekly during pool season, and every four weeks off-season.
3. Jan supplied a list of past-due homeowner dues. The current unpaid dues amount, not including interest, is \$20,825. It was noted that 10 homeowners are in arrears on 2019 dues, and six are in arrears for 2019 and earlier years. Each unpaid homeowner has received one late notice, and a 2nd notice is scheduled to be sent. A motion was made, 2nd, and unanimously approved to have The HOA Group pursue, on our behalf, the process of a law suit against any homeowner that is more than one year in arrears of homeowner dues. See "Dues Payment Policy and Schedule" in the Policies, ByLaws & Covenants section of the website, for detailed information regarding the payment of homeowner dues.

Old Business:

Storm Water Focus Group:

1. The Storm Water Focus Group is scheduled to meet on March 14. They will be looking at the erosion to our creeks and ponds.
2. Nicole had met with Lou Reynolds, a lawyer involved in developments and knowledgeable in the area of storm water runoff, to discuss any possible actions we can take to mitigate damage. He suggested that we could potentially hire a hydrologist that would perform certain measurements which could then be used in future years to show the extent of any damage. However, it was noted that this could be costly and there would be no assurance that we could gain any financial relief from erosion.

New Business:

No new business was discussed.

Upcoming Annual Meeting:

Meeting is scheduled for Tuesday, April 2, 2019, at 7:00pm at Tulsa Hills Church of the Nazarene, 840 W 81st Street.

1. Harry will coordinate a nominating committee for potential board nominees.

2. Jan will mail a letter to all homeowners announcing the meeting. The following will be included:
- location and time of meeting;
 - request for anyone wishing to run for the board to notify The HOA Group;
 - ballot;
 - board approved ByLaw change document that requires vote of members;
 - proxy document that can be used by any homeowner not able to attend meeting. The proxy lets a homeowner assign their vote to another homeowner.

Meeting Adjourned at 8:47pm.

Respectfully Submitted:

Debbie Mocnik
Secretary