

Minutes of HOA Board Meeting, November 16, 2021
Meeting held at Buxton Electric

Call to order:

The meeting was called to order at 6:16 pm by the president KaDe Buxton. Board members in attendance were: KaDe Buxton, Wade Richardson, Michael Fellwock, Chris Major, Holly Upthegrove, and Sandra Scharf. Doug Carner attended over the phone. Colby Henley of Green Country HOA Management was also in attendance. Kristin Major was present as a guest.

The board first discussed the 2022 budget and the 20 year budget outlook.

Budget discussion:

- Doug did some fixes to the pedestrian bridge at 81st St. a month ago which will make it possible to push further repairs to 2023.
- Basketball striping and pickleball striping will be added to the basketball court.
- The board discussed several questions in relation to the budget document.
- The board believes that the dues have to be increased by either \$50 or \$75 in 2022. The reason for the increase are several high cost repairs that will have to occur around the neighborhood in the next few years. For example, the brick wall surrounding the neighborhood is estimated for repairs of appr. \$125,000 in 2023. In the current 20 year budget outlook dues are estimated to be raised by appr. 3% every year after 2022.
- Chris made a motion that the dues will be raised by \$50 in 2022 under the assumption that resident task forces will help decrease the costs of the big cost items (wall, ponds and creek erosion). Wade seconded the motion. Doug had concerns that there might be extra costs e.g. for the 81st bridge, and erosion concerns. He thinks the increase should be \$75. The motion to increase annual HOA dues by \$50 was passed with 6 yays and 1 nay. A detailed explanation of the dues increase will be provided to the residents with the annual dues letter.
- Wade motioned to approve the 2022 budget. Doug seconded the motion. The motion was passed unanimously.

Vice-President's Report:

- Doug, Chris, KaDe and Wade met with the City of Tulsa's Director of Streets and Stormwater, Terry Ball, and Councilor Jeannie Cue to discuss ownership of and repair of the pedestrian bridge at the 81st St. entrance. Several options were discussed in the meeting but no decisions were made. A subsequent meeting with Paul Zachary, City of Tulsa's Director of Engineering, is forthcoming for future assessment.

Secretary's Report:

- The minutes of the October board meeting, and the P&L and the balance sheet for September were posted on the website.

Treasurer's Report:

- Holly reported that the budget looks very good, better than expected. The board approved the treasurer's reports for October.

Architectural Committee's Report:

- The following residents applied for Architectural Committee Plan Reviews and were approved:
668 W 77th Pl: Replacement of driveway concrete, front patio, walking path and back patio with the same material as the driveway (tan stained concrete with salt finish).
- The board discussed the draft fine catalogue. Sandra moved for approval of the fine catalogue. Holly seconded the motion. The motion was approved unanimously. The fine catalogue will be posted on the website.

Buildings / Grounds Report:

- Doug reported that several trees were cut down and the grounds were cleaned up.
- Holly mentioned that there is a lot of growth in the creek area around the covered bridge, probably caused by the increased water runoff. Doug will look into having the city cut it down.

Pool / Clubhouse Report:

- Chris reported that the trash cans get full after every neighborhood event but stay relatively empty at other times. The trashcan by the swing set contains mostly dog waste.
- Chris noticed that the downspouts at the clubhouse are full. Green Country will look at getting the gutters cleaned out soon.

Social Committee's Report:

- The next neighborhood event will be Pictures with Santa on December 5th, 2021, from 3-5 pm. There will be cookie decorating, and a craft.
- There will also be a Christmas house decoration contest. The Social Committee will make a respective post on Facebook which will also announce that the judging will be within a 2 week window. There will be prizes and trophies.
- The Social Committee is looking into organizing another event in December.

New Business:

The Board discussed the addition of solar panels to the neighborhood. Sandra provided a statement of the legal situation in Oklahoma. The Board will look further into the topic and is hoping to find an expert to give advice.

Next board meeting: The next board meeting will be on January 11, 2022, at 6:30 pm, at the clubhouse.

Meeting adjourned: The meeting was adjourned at 9:04 pm.

Sandra Scharf, HOA Secretary