

MINUTES

Homestead Property Owners Association

8 May 2018

1812 Natchez Road, Edmond, OK.

ATTENDANCE: Dale Srnka, Nancy Stark, Ricky Zoellner, Flo Neal, Dale Rogers, Chad Mullen and Dave Morton

1. Call to Order:

- Motion to begin the meeting made by: Nancy Stark
- Nancy proposed a change in the agenda to allow for a presentation by Jeff Dutton whose company had been contacted about trimming the trees on the Northwest boundary of the Homestead addition property.
- Without objection, Jeff Dutton was asked to present his proposal.
 - Mr. Dutton proposed two options to clear the trees of hanging over the property line into the back yards of five houses in the housing addition on the west side of Homestead.
 - Option 1: Clear up to 8 feet of the green belt away from the property line and dispose of the tree debris from an access point at the Southwest edge of the pond. Cost: \$3,200.
 - Option 2: Clear up to 8 feet of the green belt away from the property line and stack up the cut tree trunks and limbs in a secluded area Northwest of the pond. Cost: \$2,000.
 - The work would require 2 to 3 days' work and Mr. Dutton proposed starting the work on a Thursday or Friday the last week in May or first week of June. It was also suggested that a letter should be sent to the five affected homeowners notifying them of the work and when it would be done. Mr. Dutton would provide Nancy with a template letter that his company normally uses for such notification.
 - Motion was made by Dale Srnka to move forward with Option 2. Motion was seconded by Nancy Stark. Motion passed unanimously.

2. Approval of the Minutes of the April meeting.

- Motion made by Nancy Stark and seconded by Dale Srnka to approve the minutes.
- Motion passed.

3. Financial Report:

- The treasurer provided a copy of the financial report to the board.
 - Operating Account balance: \$5,444.42
 - Money Market Account: \$82,811.50
 - MidFirst Bank CD Balance as of: \$40,862.83
 - Total: \$129,118.75
- Motion made to approve the Treasurer's Report by: Dave Morton
- Second by: Nancy Stark
- Motion approved.

4. Old Business:

- Maintenance of Homestead Web Site.

- Nancy reported that T&S should have received the final payment this week to close out our account and the information should be transferred to Steve Mullen to construct the new Homestead web site.
- Trees needing trimming by the pond.
 - See above report on presentation by Jeff Dutton.
- Pool Update: Dale Srnka
 - The bathroom new tile floors at the pool house are being installed.
 - The pool is currently being filled and the city has been asked to install a new water meter for just the pool. That way the HPOA will not have to pay a sewer utility charge for the amount of water used to fill the pool.
- New sod for the area along the sidewalk and pool parking lot.
 - Nancy mentioned that the new sod is ready to be installed along the pool parking lot she will set up the sprinkler system to keep it watered sufficiently so that the sod can take root.

5. Correspondence:

- Letter concerning unapproved construction.
 - A letter was sent Mr. & Mrs. Larson of 2933 Sterling concerning the unapproved construction of a carport on their property in violation of the HPOA covenants.
 - The letter was sent 20 April 2018 by certified mail with return receipt requested and signed by the President of the board.
 - The Larson's were asked to stop the construction and remove the materials from their property.
 - As of the meeting, the roof has been removed by the four posts are still in position.

6. New Business:

- Dale indicated that he will have a letter sent out by Mickey and placed on the Homestead web site to inform people with delinquent dues will not be able to use their pool fob until the dues are paid up.
- A work day is scheduled for May 19th.
 - A dumpster will be ordered and placed in the pool parking lot.
 - Nancy will check on getting a 30 cubic yard dumpster.
- There are a few bricks on the south side of the bridge over the pond that need to be replaced.
- The board was informed of a zoning request for the parcel of land between the Mercy outpatient clinic and the strip mall currently on Santa Fe. The zoning request is for D1, the same designation as the current strip mall to the south of the property.
- For information: It was suggested that at our next meeting a discussion be held on what to do about filing for past dues in the case of foreclosure on a Homestead property. HPOA can file for foreclosure but only for the last five years of back dues.

7. Next Meeting:

- The next meeting will be 12 June 2018 at Nancy Stark's home.

8. Motion to Adjourn:

- Motion to adjourn the meeting by: Nancy Stark and Second by: Dale Srnka
- Motion Approved.