

MINUTES

Homestead Property Owners Association
10 July 2018
1609 Auburn Crossing, Edmond, OK.

ATTENDANCE: Board Members: Dale Srnka, Don Smith, Nancy Stark, Flo Neal, and Dave Morton. Other homeowners: Ricky Zoellner, Dale Rogers, Rick DuVall and Marshall Guillory.

1. Call To Order: Motion to begin the meeting made by: Don Smith. Motion Second by Nancy Stark.
2. Review of the Minutes of the 12 June 2018.
 - Correction made to one of the names of the attendees.
 - Motion to approve the minutes with the correction by: Nancy Stark
 - Second by: Dale Srnka
 - Motion approved.
3. Financial Report:
 - The treasurer provided a copy of the financial report to the board.
 - Operating Account balance: \$10,564.93
 - Money Market Account: \$55,021.73
 - MidFirst Bank CD Balance: \$40,862.83
 - Total: \$106,449.49
 - Currently, the MidFirst Bank CD has Dale Srnka as the only custodian of record. I was recommended that Nancy Stark (Treasurer) and Don Dawkins (President) be added to the listed custodians of the account. Dale will pursue making those changes.
 - Currently, there are only 20 homeowners with outstanding dues. Five had liens filed against their property, and one property is in bankruptcy. Many of the remaining 14 homeowners owe small amounts of back dues.
 - Motion made to approve the Treasurer's Report by: Nancy Stark Second by: Dave Morton
 - Motion approved.
4. Old Business:
 - New water line and meter for the pool. At the last meeting this item was tabled until after the pool season.
 - Trees on the green belt. The contractor is doing a good job removing the trees, but has been hampered by weather. It was suggested that a thank you note to the contractor be included in the newsletter.
 - Web Page issues have been resolved and will be removed as an issue.
 - The brick work on the south side of the Homestead Blvd bridge has been repaired and will be removed as an issue.
 - Pool issues:
 - The roughness of the pool bottom and surrounding areas has been evaluated and determined to be within compliance with current safety standards.
5. Correspondence:

- Four letters concerning violations of covenants were sent to property owners.
 - The letter concerning window air conditioning units has been resolved.
 - It appears that the utility trailers have been removed.
 - The homeowner with the backyard above ground pool appeared before the board to present his case for consideration and requested a waiver.
 - The homeowner acknowledged that he was unaware of the restrictions on above ground pools in the covenants. He is planning on selling his house and moving to Arizona in the fall. His backyard backs up to the property owned by the Santa Fe Presbyterian Church and cannot be seen from the street.
 - He is requesting a “temporary waiver” to keep the pool up until after Labor Day weekend when he will take the pool down. The location of the pool does not provide a flooding threat to the neighboring Homestead property owners, but would flood water onto the church property to the East.
 - Following considerable discussion, a motion was made by Don Smith to grant the waiver, motion was seconded by Flo Neal.
 - Motion passed: 5 votes in favor, 1 vote against.
- It was suggested that Dave Morton put together a short article for the Newsletter on the purpose and compliance with the HPOA covenants. He will send a “strawman” draft to the board members for consideration and editing.

6. New Business:

- Nancy Stark and Dale Rogers reported on a plan to remove bag worm infested shrubs and solicit bids for ongoing insect and pest control of the areas near the Danforth entrance and pool area, the greenbelt on the West property line, and the greenbelt between Natchez Trail and Natchez Road. The cost would be \$600.00 per application and it was suggested that two inspections and applications per year would be needed.
 - A motion was made to have one application this year in 2018 and schedule two more applications for 2019.
 - Motion by: Dale Srnka
 - Second by: Nancy Snark
 - Motion passed.
- Dale Srnka reported on a suggestion to change the pool policy to restrict young people from coming into the toddler pool during the Safety Break. The older kids are playing aggressively and making it difficult on the toddlers and their parents who are in the toddler pool area.
 - After discussion the board determined that at this time, a new policy directive is not advisable. Instead, Dale Srnka is going to talk with pool management to stress to the lifeguards that rowdy and dangerous behavior is not going to be tolerated and request that lifeguards prohibit the “rowdy” kids from entering the toddler pool area unless they have a parent in the toddler pool area.
- Dale also reported on an informal survey that he has taken among the adult pool participants. The number one suggestion was to provide some shaded area in the toddler pool area. The Board would like any constructed shade, such as a pergola, to be in concurrence with the architectural style of the neighborhood. Dale will follow up with estimates and suggestions to provide shade to that area of the pool.

7. Next Meeting:

- The next meeting will be the 1st Tuesday in August instead of the second Tuesday. The date will be August 7th. The location to be announced.

8. Motion to Adjourn:

- Motion to adjourn the meeting by: Don Smith
- Second by: Nancy Stark
- Motion passed.