

## MINUTES

Homestead Property Owners Association  
4 September 2018  
1812 Natchez Road, Edmond, OK.

ATTENDANCE: Don Smith, Flo Neal, Dale Srnka, Nancy Stark, and Dave Morton. Also attending: Dale Rogers.

1. Call To Order: Motion to begin the meeting made by: Dale Srnka, Second by Nancy Stark.
2. Review of the Minutes of the meeting for 8 August.
  - A correction was noted for the date of the meeting. The correct date should be 8 August.
  - Motion to approve the minutes 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: \$8,407.28
    - Money Market Account: \$26,023.42
    - MidFirst Bank CD Balance as of: \$40,862.83
    - Total: \$75,293.53
  - Nancy reported that one \$5.00 back payment was written off.
  - A second letter will be written to one owner who owes \$25.37.
  - One property filed bankruptcy in 2012. Any dues owed after that filing is still owed to the HPOA. Only the dues prior to the bankruptcy can be, and has been, written off. A letter will be written from an attorney to this owner, and five others who are long delinquent in their HPOA dues, notifying them that the HPOA will file for foreclosure and also notify the mortgage lenders.
    - Nancy will contact our lawyer, Mathew Winton to discuss the six letters.
  - There are seven other properties that need to have liens filed against them for non-payment of dues.
  - The co-signatures on the Money Market account needs to be resolved.
  - Motion made to approve the Treasurer's Report by: Dave Morton Second by: Don Smith.
  - Motion approved.
4. Old Business:
  - The board decided to not hold a Fall Clean-Up this year.
  - The board article for the Homestead Herald was approved by the Board
  - Dale Srnka is still working to get a quote for a pergola for the swimming pool.
  - Nancy will request Jeff Dutton to give us an estimate on cleaning the blockage for the storm drain near the green belt on Canton Lane.
5. Correspondence:
  - Discussion was held about the use of letters to notify homeowners of covenant violations.
6. New Business:

- There is some additional tree trimming that needs to be done near the small pond to the south of Homestead Blvd. Two proposals were considered:
    1. Trimming the saplings and some small vegetation around the accessible area of the pond. And
    2. Trimming the saplings and some small vegetation and also removing some of the lower limbs of the trees around the pond to make the pond more visible.
      - During the discussion, it was also mentioned that the east side of the pond also needs to be cleaned up from some trees that are laying down. If those tree limbs can be reached.
      - A motion was made that the board authorized Nancy Stark to contact Jeff Dutton and complete options #2 and the additional clean up, not to exceed \$2,000.00 in cost. Motion: Dale Srnka, Second: Dave Morton
      - Motion Passed.
  - Karen Jeter who lives at 2904 Canton Lane submitted a request to build a small storage shed on her property. She submitted a picture of the shed and a drawing where she wished the she to be placed.
    - The style of the shed was approved by the board, with the following caveats include to be in compliance with the covenants:
      1. The shingles should be GAF Timberline HD Shingles, color: Weathered Wood as approved in the covenants. And
      2. The shed be placed within five feet of the property lines so that maintenance of the area, such as lawn mowing and trimming can be accomplished.
7. Next Meeting:
- The next meeting will be held October 9<sup>th</sup> at Nancy's home.
  - Meeting was concluded at 9:30 p.m.