

MINUTES

Homestead Property Owners Association
10 October 2018
1812 Natchez Road, Edmond, OK.

ATTENDANCE: Don Dawkins, Don Smith, Nancy Stark, Dale Srnka, Flo Neal, Dave Morton
Also attending: Dale Rogers, Jeff Dutton from Urban Logging & Logistics.

1. Call To Order: Motion to begin the meeting made by: Don Dawkins, Second: Nancy Stark
2. Review of the Minutes of the meeting from 4 September 2018.
 - Motion to approve the minutes by: Dave Morton Second by: Don Dawkins
 - Motion approved.
3. Financial Report:
 - The treasurer provided a copy of the financial report to the board.
 - Operating Account balance as of Sept. 31: \$6,587.96
 - Money Market Account: \$16,324.13
 - MidFirst Bank CD Balance: \$40,862.83
 - Total: \$63,774.92
 - Follow up on outstanding dues owed to the HPOA:
 - There are two properties with outstanding dues in excess of \$4,000.00. One of the property owners has indicated that the delinquent dues may be paid off by the end of the year.
 - A meeting is being scheduled with our attorney, Mathew Winton concerning letters to the owner of 6 properties currently with longstanding delinquent dues. Foreclosure may be considered if these owners are non-responsive.
 - Nancy and Dale will get together and find a time to get two additional signatures on the money market account .
 - Motion made to approve the Treasurer's Report by: Don Dawkins Second by: Dale Srnka.
 - Motion approved.
4. Old Business:
 - Most old business items have been resolved. The one lingering item that has been tabled until after the pool closure is consideration of a new water meter for the pool.
 - The letter to the owners of one of the properties concerning covenant violations was returned to Neighborhood Services. Nancy will mail the letter again by regular mail.
 - TruGreen pest control sprayed for insects, such as bag worms and other insects harmful to the landscape in the area. The Board agreed that having them spray twice a year would be helpful in preventing an infestations.
5. New Business:
 - Jeff Dutton, from Urban Logging & Logistics presented a report on the work around the South edge of the small pond. The area around the flag pole and edge of the pond on the West to remove some trees laying down in the water. There is still work that needs to be done to open up the view from Danforth to the West edge. Many of the willow trees along the edge have fallen into the pond and will be

difficult to reach them without clearing out about 50-60 cedar trees in the greenbelt. There are many saplings which also need to be removed, along with poison ivy, on the side of the pond facing Danforth Road to open up the view to the pond.

- Two options were discussed for additional work:
 - Option 1: Clean up just the edge of the shoreline around the West and South side of the pond would cost \$2,500 to \$3,000.
 - Option 2: Clean up the whole green belt around the pond to eliminate as many of the cedar trees, downed willows, saplings and obnoxious ground debris to open up the view around the pond. This would cost \$4,000 to \$4,200.
 - A motion was made by Dale Srnka. Second by Don Dawkins. To proceed with Option 2 as soon as possible. However, the Board needs to make sure that there is sufficient funds in the operating account to cover all planned expenses prior to the end of the year.
 - Jeff Dutton requested that we consider doing the work during the Winter or early Spring.
 - Jeff also reported on cleaning out the drainage spillway on Canton Lane. It has been cleaned out, but routine maintenance needs to be performed to prevent it from filling up again.
 - The board was informed that our insurance premium has increased from \$5,964.00 annually to \$9,315.00. Dale Srnka agreed to shop around through several insurance brokers to find a lower premium.
 - The Board discussed items to be considered for inclusion in the 2019 budget. Items discussed were:
 - Replacing the boarders around the playground areas. Dale Rogers agreed to solicit estimates to perform the work.
 - Pool equipment replacement. New safety equipment needs to be purchased for the pool, such and new life safety rings and float boards for the lifeguards.
 - Shading part of the wading pool area.
 - Addition of new water meter to separate the pool and sprinkler systems.
 - Additional tree trimming as discussed in the first item under new business.
6. Next Meeting:
- The next board meeting will be 13 November 2018.
7. Motion to Adjourn:
- Motion to adjourn the meeting by: Dale Srnka
 - Second by: Nancy Stark
 - Meeting adjourned at 9:45 p.m.