

MINUTES

Homestead Property Owners Association
5 September 2019
1812 Natchez Road, Edmond, OK.

ATTENDANCE: Kristi Bacon (Vice President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary). Also attending: Ricky Zoellner, Dale Rogers

1. Call To Order: Kristi Bacon, in the absence of the President, called the meeting to order at 7:08 p.m.
2. Review of the Minutes of the meeting on 6 August 2019.
 - Motion to approve the minutes as submitted, by: Kristi Bacon, Second by: Dale Srnka
 - Motion approved.
3. Financial Report:
 - The treasurer provided a copy of the financial report to the board.
 - Operating Account balance: \$10,502.88
 - Money Market Account: \$ 6,367.58
 - MidFirst Bank CD Balance: \$41,419.45
 - Total: \$58,289.89
 - There was a discussion of action to collect payment on several outstanding dues that are owed to the Association.
 - Motion made to approve the Treasurer's Report by: Dave Morton Second by: Kristi Bacon.
 - Motion approved.
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4. Old Business:
 - Association Insurance: Nancy reported that State Farm Insurance has refunded the Association about \$135.00 after cancelling our insurance with them. Although we have the new insurance in place, Neighborhood Services has not yet found out about whether or not the underground pipes and drains at the swimming pool are covered. Item considered resolved.
 - Pool issues: The pool is now closed for the remainder of the year until it reopens Memorial Day weekend in 2020.
 - A new lift pump has been installed and payment made.
 - The skirt for enclosing the area under the pool shed was put on hold until next year due to financial constraints this year. **Continue to track this issue.**
 - Completion of the shade canopy for the swimming pool is also put on hold until after the first of the new year. **Continue to track this issue.**
 - Playground Borders: Kristi reported that the response to the poor installation of the playground borders by Noah's Playground is still unsatisfactory. It appears that we will have to do some "re-work" ourselves to get the playground borders in place and looking nice. Item considered closed.
 - Cleaning the shrubs from the island near Lancaster. The juniper trees have been removed from the island. Item considered closed.

- Kristi is meeting with TLC landscaping next week to discuss with them what the neighborhood might be able to do near the east pond to keep the area free from weeds and new sapling growth by adding some sort of groundcover. She will also ask them about a tree for the Keith Wolfe memorial Christmas tree near the corner of Homestead Blvd and Natchez Trail.
- Erosion of neighborhood land. Kristi has met with the city of Edmond concerning several areas of erosion due to storm drainage and runoff. The city has agreed to fix several locations in the neighborhood with erosion problems. The city also suggested that the Association consider contracting with a Civil Engineer to recommend solutions for the erosion of the east side of the large pond where the dam supports the Homestead Blvd. bridge between the two ponds. That is a problem that the Association will be responsible for fixing.

5. Correspondence:

- The Board received a letter from Jennifer Meyer-Conklin dated 10 August 2019 resigning her Board position as Member-at-Large.
- The Board received a letter from Jaclyn Mullen, HPOA President, dated September 3, 2019, "I wanted to let you know that I am resigning my Board position, effective immediately." Jaclyn and Chad have sold their house and are moving from the Homestead neighborhood the end of September. "I have enjoyed living in Homestead and wish you all the very best."
 - The Board discussed the actions necessary to fill vacant positions. A motion was made to include the following actions by: Dale Srnka, Second by: Dave Morton
 - The Board appointed Kristi Bacon as the President of the Board to fill the unexpired term of Jaclyn Mullen.
 - The Board appointed Dale Rogers as the Vice President to fill the vacancy left by Kristi moving to the President's position.
 - The Board will reach out to other neighbors to see if anyone is interested in filling the unexpired term of Jennifer Meyer Conklin.
 - Motion passed unanimously.
- The Board received an email from Greg Svanas, dtd. September 4, 2019, requesting approval for construction of a screened patio behind his home at 2724 Stafford Road.
 - The Board considered the information provide by Mr. Svanas and will recommend that the patio roof not be flat, but of peak construction and that the currently approved shingles be used for the roof.
- An email was received from Sean Mgann, of 2809 Natchez Trail, requesting a variance of the covenants for allow for the installation of Owens Corning Driftwood shingles. GAF had indicated to Mr. Mgann that the manufacture's warrantee would not be valid unless the roof was brought up to code.
 - The Board did not believe that the Driftwood shingles met the color requirement to maintain the continuity of the construction for the neighborhood. It was also the Board's belief that Mr. Mgann should consider having the roof brought up to code.
 - The Acting President responded to Mr. Mgann by email 5 Sept. 2019 with the Board's decision and suggestion about the code.

- The Board received a complaint letter, dtd. Aug. 30, 2019, from one of the homeowners concerning an unkept yard on Natchez Road. Although the yard has subsequently been mowed, the Board considered sending a letter to the homeowners letting them know that their Homestead neighbors have complained about their yard's appearance. A draft letter for consideration was submitted for review.
 - It was the consensus of the Board to maintain a watch on this property to see if care for the lawn improves in the next month. **Follow up next meeting.**

6. New Business:

- The Board email list needs to be updated based upon the changes in Board members. Ricky Zoellner said that he would take care of the changes right away. Issue considered closed.
- The City of Edmond has granted permission for "Duck Crossing" signs to be located near the crossing of Homestead Blvd and Natchez Trail.
 - HPOA will have to pay for the signs and the installation of the them in the city approved locations.
 - Kristi Bacon will contact the Wildlife Service and ask them to assess the situation with the population of ducks and geese on our ponds. It may be that the population is too large for the pond area.
 - It was also suggested that it would help to eliminate much of the "poop problem" on the sidewalks and grass if feeding the ducks was only at the side of the large pond, so ducks would not be crossing the street and may be some would find another home
- Following the recent storm, the neighborhood sustained some wind related damage. Ricky Zoellner volunteered to trim or remove the tree on the island at the Danforth entrance to Homestead and a few other areas where trees were damaged.
 - Conversation with the property manager for 1700 Tifton Dr. indicated that they are looking at the removal of the broken tree limb hanging over the wall along Homestead Blvd from tree in the backyard. **Follow-up is needed and report at next meeting or email as necessary.**

7. Next Meeting:

- Next meeting will be 8 October 2019 at 1812 Natchez Rd at 7:00 p.m.
- The Board members were reminded to begin considering what is needed in the 2020 budget. Work on the budget should begin at the next meeting.

8. Motion to Adjourn:

- Motion to adjourn the meeting by: Dave Morton
- Second by: Nancy Stark.
- Meeting adjourned at 8:43 p.m.