

MINUTES

Homestead Property Owners Association

12 November 2019

1812 Natchez Trail, Edmond, OK

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

1. Call to Order: The meeting was called to order by the President at 7:07 p.m.
2. Review of the Minutes: The minutes of the meeting held 8 October 2019
 - Typo correction to the name of Mike Ferguson
 - Motion to approve by: Nancy Stark, Second by: Kristi Bacon
 - Motion approved.
3. Treasurer's Report.
 - The treasurer provided a copy of the financial report to the board.
 - Operating Account balance: \$ 484.47
 - Money Market Account balance: \$ 3,201.57
 - MidFirst Bank CD balance: \$41,419.45
 - Total: \$45,105.49
 - We received a check for \$2,337.19 as partial payment of delinquent dues which be included in the December financial report.
 - Motion to approve the treasurer's report by: Dave Morton, Second by: Kristi Bacon
 - Motion approved.
4. Old Business:
 - The board received an application for a screened patio for 2724 Stafford Rd. The application was approved with modifications. Notice of board decision will be sent after signature of the President.
5. Correspondence:
6. New Business:
 - Vandalism for the brick wall along Homestead Boulevard was discussed. A police report has been filed and the board paid someone to clean off the paint with a power washer.
 - A stop sign at Natchez Trail and Homestead Boulevard was also painted over.
 - The President posted a request on Facebook and in the Homestead Herald for any information that may lead to identifying the individuals responsible for the vandalism.
 - We have had an erosion problem in the greenbelt area near the Lancaster playground. The city of Edmond has been asked to come and check out the erosion that is occurring near the storm drain that is the responsibility of the city.
 - The Board discussed expanding the options for homeowners concerning replacement of shingles on homes. The board reviewed a list of shingle manufacturers that have equal or better quality shingles than the ones currently required by the HPOA covenants. A letter will be sent out to homeowners with the dues invoices updating the roofing/shingle policy.
 - Update on the Keith Wolfe Memorial Tree.
 - An email was sent out to the neighborhood last month and donations for the Memorial Tree are coming in. We plan to send out a second reminder before

- purchasing and planting the tree. We hope to have the tree planted by the first of December; however, it may be difficult to find a tree this time of year and we need to have the utilities marked before deciding on a spot.
- This year we do not have the money to pay someone to put up Christmas lights at the entrances to our development. If someone wants to volunteer the lights are in the storage shed at the pool. Additionally, if we have people who want to donate lights, we will be pleased to accept them.
 - Residential Stickers for vehicles.
 - A suggestion was received that the Board consider residential stickers for homeowner's automobiles.
 - Stickers were used once before, however people did not want to use them because it showed that they were not home if traveling around town. Also, some people just did not want to put them on their automobiles or scrape them off if they traded their car.
 - A suggestion was made to use placards that could hung from the rearview mirror if parking in the pool parking lot. Evaluating the cost of procuring the placards.
 - Solar Panels for homeowners.
 - A question was raised about homeowners using solar panels for electrical service.
 - There is a city ordinance in place for the use of solar panels. The city will require a construction permit to install the panels and the number of homes in a development that can use solar panels is limited.
 - The board is also concerned about the visibility of the solar panels from the street as well as from the view of the neighbors.
 - If a homeowner is considering using solar panels, they must first get a permit from the City of Edmond and discuss the placement of the panels with the HPOA Board and the adjoining neighbors.
 - 2020 Budget for pest and tree spraying.
 - TruGreen currently \$1,200.00 to spray twice per year to prevent disease.
 - Agrilawn will spray in the months of February, March, April, June and July. In addition, they will provide treatment as needed for disease and insects. The cost, if paid in advance, is \$1,316.00 for the year.
 - The Board decided to accept the offer from Argilawn because of the increase in frequency and the ability to add specific applications for diseases and targeted pests.
 - 2020 Budget additions.
 - In addition to the items included in the 2020 budget at the last meeting, the following items were approved as additions for 2020:
 - Have to replace the overhead lights on the pool house. Will need to contract with an electrician to evaluate the problem with the lights, change out the fixtures to LED and check out the electric lines. (\$600.00 estimate)
 - We will probably have to move the pond erosion fixes to the 2021 Budget.
7. Next Meeting: The board decided to cancel the meeting scheduled for December. The next meeting will be on 7 January 2020.
8. Motion to adjourn by: Kristi Bacon, Second by: Dale Srnka
- Meeting adjourned at 8:45 p.m.

Addendum for the record: Since we did not have a meeting in December, the financial report ending 30 November 2019 follows:

Operating Account balance:	\$ 1,652.63
Money Market Account balance:	\$ 2,560.58
MidFirst Bank CD balance:	<u>\$ 41,419.45</u>
Total	\$ 45,632.66