

## MINUTES

Homestead Property Owners Association  
8 October 2019  
1812 Natchez Road, Edmond, OK.

ATTENDANCE: Kristi Bacon, President; Dale Rogers, Vice President; Nancy Stark, Treasurer; Dale Snrka, Pool Manager; Dave Morton, Secretary; Don Dawkins; Ricky Zoellner; David Egbert; Jason Morton; Mike Ferguson.

1. Call To Order: The meeting was called to order by the President at 7:04 p.m.
2. Review of the Minutes from 5 September 2019.
  - Motion to approve the minutes by: Kristi Bacon
  - Second by: Don Dawkins
  - Motion approved.
3. Financial Report:
  - The treasurer provided a copy of the financial report to the board.
    - Operating Account balance: \$3,208.51
    - Money Market Account: \$6,916.33
    - MidFirst Bank CD Balance as of: \$41,491.45
    - Total: \$51,544.29
  - Our attorney has taken actions necessary to proceed with collection of delinquent dues.
  - Motion made to approve the Treasurer's Report by: Dave Morton
  - Second by: Don Dawkins
  - Motion approved.
4. Old Business:
  - Approved the request of the new owners of 1701 Natchez Road to construct an outdoor kitchen and pergola.
  - Awaiting final drawings from 2724 Stafford Road for a new screened in back patio with cover. Will circulate final drawing by email for approval or changes.
  - Keith Wolfe Memorial Tree: David Egbert presented the findings from his research on the best options for a memorial tree in honor of Keith Wolfe.
    - The best option is to purchase an Arizona Cypress tree. A 12 foot tall tree, planted with a warrantee would cost \$700.00.
    - The board decided to send an email to the neighborhood asking for donations to purchase the tree. The email/letter to be drafted for Kristi's signature by David Egbert with assistance from the secretary.
    - Donations are to be sent or delivered to Nancy's address. Checks should be made out to Nancy who will keep account of the money separate from the HPOA accounts and report to the board monthly on the amount collected.
  - Erosion difficulties: The City of Edmond has agreed to handle the erosion issues under the sidewalk on Danforth by the east pond. Other erosion issues will have to be researched and considered for funding in the 2020 budget.

- The shoreline along the Danforth side of the east pond has been cleaned of saplings and undergrowth. Most of the tree line has been cleaned up on the east end of the pond except for the last 100 feet on the south side of the east pond.
5. Correspondence:
- The HPOA board has received a “cease and desist order” with regard to Elliot Roofing who putting Owens Corning shingles on a residence at 2724 Stafford Road.
    - Notice was sent to the neighborhood in 2019 of an amendment to the shingle option adding GAF Timberline Amor Shield II weathered wood shingles to the already approved GAF Timberline HD weathered wood shingles.
    - Nancy and Kristi intend to meet with our attorney for advice on handling the letter.
6. New Business:
- Mention of made of the planned development by Beautiful Restoration across Danforth to the south and west of the Westwood Church of Christ property.
    - The two neighborhoods to the west of Homestead and west of the planned development are planning of presenting arguments against the proposed development.
  - HPOA decided to make our Homestead property owners aware of the planned development by Beautiful Restoration and provide them with the information from Stonebriar and Rush Brook developments. Residents can take any action they believe necessary in this situation.
  - Fall spraying of trees: TruGreen will continue with the fall spraying for this year because we currently have a credit with them. The board will entertain two new quotes for insect spraying in 2020 and discuss in the budget formulation meeting.
  - Initial Budget items for 2020 for consideration:
    - Pool shade: \$15,000.00
    - New sprinkler system controller: \$525.00
    - Request to purchase a wood-chipper: \$600.00-\$900.00
    - New signs for “Duck Crossing” and “Catch and Release Fishing Only.”
    - Consideration of stocking the ponds. Will need to contact the Oklahoma Wildlife Department.
    - New irrigation to support ground cover near the east pond: \$1,200.00-\$1,500.00.
    - Erosion abatement around the ponds and bridge area: Two areas were discussed that needed to be repaired. Dale Rogers presented the work in two phases. The overall cost to stop the erosion on the east pond and on the south side of the west pond would range between \$12,000.00 to \$23,000.00 depending on the extent of the problem and the possible solutions needed.
7. Next Meeting:
- 12 November 2019
8. Motion to Adjourn:
- Motion to adjourn the meeting by: Kristi Bacon
  - Second by: Dave Morton
  - Meeting adjourned at 8:55 p.m.