

MINUTES

Homestead Property Owners Association

11 February 2020

1812 Natchez Trail, Edmond, OK

ATTENDANCE: Kristi Bacon (President); Dale Rogers (Vice President); Nancy Stark (Treasurer); Dave Morton (Secretary). Also attending: Ricky Zoellner, Jason Morton, and Sufoung Lee.

1. Call to Order: The meeting was called to order by the President at 7:10 p.m.
2. Review of the Minutes: The minutes of the meeting held on 7 January 2020 were reviewed.
 - Motion to approve by: Dale Rogers Second by: Nancy Stark
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board.
 - Operating Account balance: \$22,447.78
 - Money Market Account balance: \$49,932.71
 - MidFirst Band CD balance: \$41,983.58
 - Total: \$114,364.07
 - Motion to approve the treasurer's report by: Kristi Bacon Second by: Dave Morton
 - Motion approved.
4. Old Business:
 - Jason Morton reported on his research to replace the awning structures at the pool. The best bid for three structures and awnings came in at \$16,739.03 with a down payment required of \$8,369.51 to order the materials and custom awnings. The bid includes a cost of \$1,000.00 to tear out the old frames.
 - Following discussion, a motion was made to approve the bid and pay the down payment required to get the project underway by Oklahoma Custom Awnings.
 - Motion made by: Dave Morton Second by: Nancy Stark
 - Motion approved.
 - The 2020 budget was reviewed and will be submitted for final approval at the annual meeting in March. All of the final contracts should be in place by the annual meeting.
5. Correspondence:
 - No correspondence to review.
6. New Business:
 - There is a need for more space in the pool storage shed. It was suggested that a new shelf could be added that would provide additional space and help organize the materials in the shed. Kristi Bacon is going to seek bids for the shirting around the shed and construction of a shelf.
 - It was also suggested that we need to have our pest control company spray under, around and inside the shed, pool office and rest rooms after the area is power washed and cleaned.
 - A suggestion was made to consider adding a Dog Park in the large area on Natchez Trail next to the playground. The board reviewed the request and discussed the advantages and disadvantages of the dog park along with a review of the liability issues. After the

discussion, the believed the advantages were outnumbered by the disadvantages and decided not to move forward with the suggestion.

- Aztec Lawn Service, who performs the maintenance on the common land in the development, requested an increase in their contract price for the coming year. It was suggested that the Treasurer make a counteroffer that we hope is acceptable to the company.
 - The HPOA Annual Meeting will be held in March. The following topics were suggested for the report from the Board:
 - Review of the budget including the need for the dues increase to \$425.00 per month which is a total budget increase of \$6,825.00.
 - Update on the Keith Wolfe Memorial Tree.
 - Summary of the tree removal projects, and lake clean up.
 - Replacement of the pool shade damaged by the storm and additional shade to be added.
 - Erosion mediation around the ponds. Estimated to cost \$21,000.00
 - Repairs to the brick wall along Homestead Blvd.
 - Elections of officers and board members for 2020-2021.
7. Next Meeting:
- The next meeting will be the Annual Meeting on 5 March at 7:00 p.m. at the Santa Fe Presbyterian Church.
8. Motion to adjourn by: Kristi Bacon Second by: Dale Rogers
- Meeting adjourned at 9:00 p.m.