

**Annual Meeting of the  
Homestead Property Owners Association  
11 March 2021  
Santa Fe Presbyterian Church, Edmond, OK**

**BOARD MEMBERS IN ATTENDANCE:** Kristi Bacon (President); Dale Rogers (Vice President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary) Don Dawkins (At Large) Mario Guerrero (At-Large).

- Other attendees from the Homestead Community were also in attendance, but no actual count was made.
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 9 February 2021 were reviewed. No corrections or additions were made to the minutes that were submitted.
    - Motion to approve by: Dale Rogers; Second by: Don Dawkins
    - Motion approved.
  3. **Treasurer's Report:**
    - The treasurer provided a copy of the financial report and budget to the board and to any attendees who wanted a copy.
      - Pacific Premier Bank Operating Account: \$84,315.23
      - Pacific Premier Money Market Account: \$11,606.55
      - MidFirst Band Savings Account: \$27,735.88
      - Total: \$123,657.66
    - There are still several properties with outstanding dues, but some may be outstanding due to delinquent posting to the account.
    - Expenses for 2021 are continuing to increase, especially in contract services for maintenance of common areas, pond, pool and utilities.
    - A question was asked of the board about how many home owners are several years in arrears for dues payments?
      - There are currently 5 properties that are seriously behind and the board has filed liens against the property and taken legal action to collect back payments.
    - Motion to approve the treasurer's report by: Dale Srnka; Second by: Kristi Bacon
    - Motion approved.
  4. **Old Business:**
    - Follow up report on providing shade structures for the pool area.
      - An initial down payment was made the first part of 2020 to a company to provide three pavilion like shade structures to replace the ones that were damaged in the 2019 wind storm.
      - The contractor, has not finished the job and after many attempts to get the contractor to complete the job, the Board has hired an attorney to take civil action against the contractor to complete the job or to return the down payment made by the board.
      - In the meantime, the board has taken action to provide temporary shade which will be constructed by neighborhood members.
      - The board expects that the legal action will result in the return of the down payment.
    - A portion of the brick wall along the east bound side of Homestead Blvd is about to fall down. The board is in the process of letting a construction contract to repair the wall.

The repairs will require approximately \$15,000 to complete. The final contract should be let by the end of March for an early April start date.

- Another maintenance item is to ameliorate the erosion damage around the ponds. Any repairs to sink holes or road damage to Homestead Blvd. because of erosion along the edges of the pond and under the bridge will be the responsibility of the Homeowner's Association. Initial estimates to repair the most serious areas of erosion are in excess of \$25,000.00. In addition, work is needed to reinforce the spillway for the dam and the culverts that go under Homestead Blvd and the surface drainage from Danforth and Homestead Blvd. This is not going to be a cheap project, and we cannot do the job this year. Dues will probably have to be raised next year to cover the cost. A 10% increase in dues (the maximum allowed under the covenants) will only provide an additional \$11,500.00 in additional revenue.
- One piece of playground equipment at the park on Natchez will be removed. It has been vandalized on several occasions and it is not cost effective to continue to repair it.
- It was announced that the Spring Garage Sale will be April 23<sup>rd</sup> and 24<sup>th</sup>.
- Students from UCO are planning to participate in a clean-up day on March 27<sup>th</sup> to assist in planting new trees and cleaning up the common areas.

**5. New Business:**

- On member of the community expressed their appreciation for the Duck Crossing signs.
- A question was raised about the use of speed bumps to slow down traffic in the neighborhood.
  - The board has looked into the suggestion and according to the City of Edmond, the amount of traffic must exceed 3,000 cars in 24 hours to be considered for speed bumps. Homestead probably does not meet that criteria.
- A question was raised about changing the pool operating hours to allow for the pool to open up earlier than 12:00. The board already has signed a contract with a pool management company to operate the pool from Noon until 8:00 at night. To add additional hours would add considerable costs to operating the pool. Changing the pool hours was discussed several years ago and the board was not able to achieve a consensus among the residents for any changes.

**6. Election of Board Members:**

- All board members serve a one-year term. The current board members, if they desire to continue to serve, have to be re-elected to a new one-year term.
- All current board members desired to be considered for an additional term. Nominations were solicited from the floor.
- Results of the Election are as follows:
  - President: Kristi Bacon
  - Vice President: Dale Rogers
  - Treasurer: Nancy Stark
  - Secretary: David Morton
  - Pool Manager: Dale Srnka
  - At- Large Members: Don Dawkins; Mario Guerrero; Dannah Krone

**7. Next Meeting:** the next Board Meeting will be 8 April 2021.

**8. Motion to adjourn by:** Don Dawkins Second by: David Morton

- Meeting adjourned at 8:37 p.m. Motion approved.