

MINUTES

Homestead Property Owners Association

12 October 2021

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) Mario Guerrero (At Large).

Also attending: Ricky Zoellner,

1. Call to Order: The meeting was called to order by the President at 7:08
2. Review of the Minutes: The minutes of the meeting held 14 September 2021 were reviewed.
 - Motion to approve by: Morton Second by: Dawkins
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board as of 30 September 2021.
 - Pacific Premier Bank Operating Account balance: \$22,127.18
 - Pacific Premier Bank Money Market Account: \$11,609.61
 - MidFirst Bank Savings Account balance: \$27,746.30
 - Total: \$61,483.09
 - \$12,194.59 pending in overdue fees. Smith has paid back dues and will clear the lien.
 - Seven homeowners with delinquent dues. Board agreed to go ahead and file liens against three of those homeowners. Will also refile liens to reflect the new amounts if necessary.
 - Motion to approve the treasurer's report by: Bacon Second by: Dawkins
 - Motion approved.
4. Old Business
 - Picnic bench from Natchez playground being repaired. Thanks to Dale Rogers for taking on this job.
 - Pending response regarding stocking fish at the pond.
 - Kristi will continue to explore options
 - Shade structures needing to be secured still.
 - Pool damage reconstruction update.
 - Some of the work is not done adequately and Kristi has contacted the owner that the work is not satisfactory and needs to be redone or fixed.
 - Update from meeting with City of Edmond stormwater drainage engineer.
 - The engineer has agreed that Homestead Blvd is a public access road and if the erosion threatens the integrity of the street, the city will need to step in.
 - See the New Business.
5. New Business
 - Update from meeting with City of Edmond stormwater drainage engineer

- First priority the drainage area NW corner of the west pond/pool on the north side of the bridge. Major erosion damage getting close to the pool area and along sidewalk just to the south of the pool.
- Jeff Dutton working on quote for remediation and coordinating with engineering contacts. He attended the meeting onsite with the city, Kristi and Nancy.
- Jeff is going to try to find a concrete company who can build a retentions wall along the sides of the drainage area downstream from the bridge and try to flatten out the drop and slow down the erosion and improve safety. City said we do not need a permit to do this work.
- May consider putting 12 inch boulders along the north shoreline where the erosion is close to the sidewalk.
- Don Dawkins has repaired several sprinkler issues to get us through the remainder of this season.
 - Some of the problem is that the erosion on that side of the pond has taken away much of the soil and exposed the sprinkler pipes and sprinkler heads.
 - Discussed at adding a curb along the sidewalk to control the rain runoff from the sidewalk. The runoff from the sidewalk washes out the dirt from under the grass. A curb would allow the grass to grow. Would also add a small spillway for the water to enter the pond.
- A discussion was held concerning our 2022 dues. We have several expensive projects that still need to be accomplished. The dues raised last year only generated in income increase of \$6,825.00. That increase only covered half of the cost of the repair on the brick wall. The erosion projects, and the increases in contract services will require a increase in the dues for 2022.
 - The board agreed to an increase of \$40.00 per year, for a total of \$465.00 per year. To meet the demands of our annual budget in light of increasing costs, a budget increase will be necessary.
 - Need to draft a letter that can be sent to the residents to explain the rationale for the increase.
 - Homestead Association dues will be due January 1st. The board is recommending that after February 15th, there will be a \$35.00 late fee plus monthly interest. Nancy will discuss with our attorney for suggestions on the wording of the letter.
- Edmond trick-or-treating to be done on Saturday, October 30. The board agreed to advise the residence that our neighborhood will follow the Edmond plan.
- Fall Neighborhood Garage Sale – October 22 & 23
- Fall Neighborhood Clean-up Day – November 6. Several projects need to be completed:
 - A large cedar tree needs to be removed.
 - Need to remove the dead plants and vegetation around the entrance to Homestead.
 - Need to trim up trees along the sidewalks around the pond and along Danforth.
 - The storage building at the pool needs to be painted.
 - Cut the trees along the East side of the small pond and remove as many of them as possible.

6. Next Meeting: 9 November 2021.
7. Motion to adjourn by: Dawkins Second by: Stark
 - Meeting adjourned at 8:30