

## MINUTES

Homestead Property Owners Association

11 January 2022

1812 Natchez Trail, Edmond, OK

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

Also attending: Ricky Zoellner

1. Call to Order: The meeting was called to order by the President at 7:07
2. Review of the Minutes: The minutes of the meeting held 16 November 2021 were reviewed. Motion to approve by: Kristi Bacon Second by: Dale Srnka
  - Motion approved.
3. Treasurer's Report:
  - The treasurer provided a copy of the financial report to the board as of 31 December 2021.
    - Pacific Premier Bank Operating Account balance: \$ 54,583.90
    - Pacific Premier Bank Money Market Account: \$ 11,610.20
    - MidFirst Bank Savings Account balance: \$ 27,749.79
    - Total: \$ 93,943.89
  - A question was raised about interest rates that might be available for CDs instead of a general savings account. Rates are extremely low right now but if anyone can find a better rate, please let Nancy Stark know.
  - We still have five delinquencies outstanding from last year. It was recommended that we wait until the mid-February 2022 due date and then seek legal advice for further actions.
  - Motion to approve the treasurer's report by: Bacon, Second by: Dawkins Motion approved.
4. Old Business
  - Sprinklers and Pool winterization. The project has been completed.
  - Spillway/Gully erosion project underway.
    - Phase one is completed and making progress on phase 2. Will also be working on the tree contract during down time while waiting on rock or other materials.
    - Giant Landscape has responded to the RFP and proposes to add additional riprap along the sides of the spillway and back fill the gaps with concrete. The bid is \$3,390.00. A second quote has been requested from another contractor, but that company has not responded and has not answered our inquiries.
    - The President requested approval to spend up to \$4,000.00 to fix the area for the concrete spillway area. Motion made to move forward as the President requested: Motion: Nancy Stark; second Don Dawkins. Motion: passed unanimously.
    - There is a 132 foot section on the northeast shore of the pond running along the sidewalk and pool parking lot that has bid at a cost of \$2,400.00.
    - We may need to change the priority on the tree project in order to fix the northeast shore line first.

- Motion made to move forward and accept the bid of \$24,00.00 from Urban Logging to fix the erosion on the northeast shoreline. Motion: Dale Snrka Second: Don Dawkins Motion was approved
- Need to send property upkeep notice to 2828 Canton Ln. owners.
  - Many complaints have been submitted about the lack of upkeep and maintenance on the subject property. The current owners actually live in Muskogee. A letter will be drafted and submitted for the board to review and comment.
- The pool manager recommended that we purchase a small refrigerator for the pool office to keep water cold for the lifeguards. Motion by Snarks, Second by Stark. Motion passed.

5. New Business:

- Removal of play car at Natchez playground.
  - The dangerous play car at the Natchez playground has been removed.
- Check with city of Edmond on dirt work by florist.
  - Asked the city of Edmond for advice regarding what we should look out for to protect our property and the retention pond since the florist shop that is putting a load of dirt in the area that could run off into the retention pond on our property.
- Budget review and approval for 2022
  - Need to review bids to provide the lawn care for the common areas. It is anticipated that Aztex lawn care will be increasing their price for the scope of work. Dale Rogers has received two bids for consideration and will send to the board members for review.
  - Looking at one company who can take care of all the lawn care, sprinkler system, pest control, weed control, tree trimming and pond maintenance. However, we may not be able to do it this year because of the requirements to pay for the erosion control and tree maintenance work.
- Final Budget review:
  - We had \$7,952.20 in money from unspent projects that we carried over for last year.
  - Dues, if all paid, are \$126,925.00
  - The board reviewed all the individual budget line items and made corrections to the draft budget. Corrections will be forwarded to Neighborhood Services to make the corrections.
  - Motion to approve the first draft of the budget. Motion: Dawkins; Second: Dale Rogers. Motion passed.

6. Next Meeting:

- The next meeting will be 15 February, 2022.
- The Annual Meeting is to be held in March. Several dates were discussed: 10<sup>th</sup> or 22<sup>nd</sup>.
- President adjourned the meeting at 9:05.