

MINUTES

Homestead Property Owners Association
22 February 2022
Via Zoom

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

Also attending: Ricky Zoellner; Elizabeth Hodge

1. Call to Order: The meeting was called to order by the President at 7:06 p.m.
2. Review of the Minutes: The minutes of the meeting held 11 January 2022 were reviewed.
 - Motion to approve by: Stark, Second by: Dawkins
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board as of 31 January 2022.
 - Pacific Premier Bank Operating Account balance: \$ 89,743.95
 - Pacific Premier Bank Money Market Account: \$ 11,610.40
 - MidFirst Bank Savings Account balance: \$ 27,750.97
 - Total: \$129,105.32
 - Nancy will call and check and on current CD rates to see if it would be better to move to a CD rather than in our Savings Account.
 - Neighborhood Services is in the middle of a personnel transition so we do not have a current report of outstanding dues.
 - We have five accounts that are delinquent, totaling more than \$12,000.00. A suggestion was made to email our attorney to check on the status of our current liens on those five accounts and see if any need to be refiled. Or do we need to seek judgement against those for collection?
 - Decided to follow up with the lawyer on all delinquent accounts over \$1,000.00. Suggested to also get signatures (Return Receipt Requested) on delivery of the third notices to assist in going to judgement.
 - We already have a judgement for collection against a homeowner in 2020. But after the judgement with collection resolution, the homeowner stopped making payments again. We may have to refile for collection with the court.
 - We have three properties currently in the process of collection. We recently found a work address for one of the accounts, therefore we need to ask our attorney to start the paperwork to garnish wages.
 - Another one, owes about \$4,500.00 and there is a bench warrant out for him since he did not appear at court.
 - Motion to approve the treasurer's report by: Morton, Second by: Srnka
 - Motion approved.
4. Old Business:
 - Spillway/Gulley erosion project.
 - Gully area has been smoothed out and riprap boulders placed. Area around the gully needs to be raked out and seeded. The lower area has been smoothed out as an access path to southwest side of dam area.

- The area near the spillway is in process of being repaired by Giant Landscape Co. to shore up the area between the spillway, tree and the edge of the pool.
- Need to send property upkeep notice to 2828 Canton Lane.
 - A proposed letter was discussed and some changes to the letter will be forwarded to the secretary to prepare a new draft for the board to review.
 - A suggestion was made to also include pictures in the letter.
- Natchez playground car replacement.
 - The car will need to be removed but we need to examine the base to see if the support base can be removed. Action continued until we can get better weather do consider digging it out.

5. New Business:

- 2022 Contracts New and Renewals:
 - AgriLawn – Trees: The board decided to continue with current contract for spraying the trees.
 - Aztec – Landscaping: A contract proposal has not been received from Aztec yet. We do have a proposal from a new company. But we need to get a current bid from Aztec in order make a comparison/decision. Nancy will follow up with Aztec to get a new quote.
 - Northwest Pools – Pool Management: A new contract has been received from Northwest Pools which increases the amount of the contract by 10% to a total of \$29,600.00. The amount in the budget is \$30,500.00. The contract needs to be signed and returned by 10 March.
 - Grooms: The contract has been sent back to Grooms for maintenance on the sprinkler system.
 - The quote to repair the end of the brick wall has been received. The amount was \$950.00 for repair. Will hold until next month when we have an accurate amount for the other contracts.
- Miscellaneous issues:
 - Date for the Spring Neighborhood garage sale will be 22-23 April.
 - UCO volunteer Day is scheduled for 2 April. Spring Pool clean-up is scheduled for the 21st of May.
 - Place fill dirt in the spillway area currently under repair adjacent to the tree near the pool.
 - Painting the pool shed.
 - Raking out the ponds.
 - April 12, 2022 will be the date for our next monthly meeting.

6. Next Meeting:

- The Annual Homeowner's meeting will be 10 March 2022 at 7:00 p.m. It will be held at the Santa Fe Presbyterian Church, 1603 N Santa Fe Ave. Edmond, OK 73003.
- President adjourned the meeting at 8:40 p.m.