

MINUTES

Homestead Property Owners Association

14 April 2022

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 p.m.
2. Review of the Minutes: The minutes of the annual meeting held 24 March 2022 were reviewed and changes made.
 - Motion to approve by: Kristi Bacon Second by: Nancy Stark
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report ending March 31, 2022 to the board:
 - Pacific Premier Bank Operating Account balance: \$ 79,917.39
 - Pacific Premier Bank Money Market Account: \$ 11,610.78
 - MidFirst Bank Savings Account balance: \$ 27,753.22
 - Total: \$119,281.39
 - Dues year + outstanding dues received: \$5,319.03
 - A motion was made to write off the interest due (\$102.44) on the back dues since the homeowner paid the \$5,465.33. Motion: Dale Srnka; Second by: Don Dawkins. Motion passed. Nancy will notify the court to cancel the bench warrant.
 - The board decided to go forward to pursue wage garnishment on the homeowner who owes the \$4,555.96. However, the homeowner is self employed so the board will have to consider foreclosure proceedings. A suggestion was made to notify the court that the homeowner has defaulted on his agreement to make monthly installments and we will consult with our attorney to see what steps we can take now. A lien will cost us \$300.00 to file.
 - Another homeowner owes the HPOA \$1,760.60. We decided to pursue wage garnishment in an attempt to collect what is owed. We had a previous court judgement for payment; they subsequently defaulted.
 - There are two other properties that have dues in excess of \$1,000.00. We will ask Neighborhood Services to send demand letters for payment within 60 days.
 - Motion to approve the treasurer's report by: Don Dawkins; Second by: Dale Srnka
 - Motion approved.
4. Old Business:
 - Erosion Control around pond.
 - Following the next rain, the contractor will come out to make sure that the water will not be running over the rocks on the borders.
 - New contract with Next Level Lawn Care.
 - They are starting this week to begin mowing and has sprayed weeds around the pond and common areas.
 - Need to set up the water sprinklers on a new schedule.

- Natchez Playground update.
 - Need to see what is necessary to remove the base of the old play car.
- 5. Correspondence: No correspondence to report.
- 6. New Business:
 - Develop task list for May 21st spring cleanup and pool workday.
 - Need to anchor the shade structures.
 - Clean up the bathrooms, office and area surrounding the pool.
 - Need to paint the shed at the pool. (may have to contract the job)
 - Need to trim the shrubs at the pool entrance.
 - Pick up the trash around the ponds.
 - Homestead Hurricane – Neighborhood swim team
 - Practices begin 5/31/22 (Tuesday – Friday mornings)
 - All City Meet 7/11/22 at Mitch Park
 - Confirm invitation to non-resident swimmers based on a resident's "sponsorship" and waiver signed
 - Consider informing the Edmond Police Department about the broken empty whiskey bottles on Homestead Blvd. Decision was made to go ahead and inform the EPD.
 - The city also needs to be contacted about the cracks in the surface of Homestead Blvd.
 - Spring Garage Sale Dates: April 22 & 23.
 - The contractor will be starting to clean and work on the pool this weekend. Dale S. is working on getting new fobs for the pool.
 - Since the 4th of July is on a Monday, a question has been raised whether or not the pool will be open that day. It would cost a minimum of an additional \$240.00 to open the pool for 8 hours on the 4th. The pool manager will contact Northwest Pools to inquire about the possibility of opening the pool on that day.
- 7. Next Meeting: 17th of May.
- 8. Motion to adjourn by: Dave Morton; Second by: Nancy Stark
 - Meeting adjourned at 8:45