

MINUTES

Homestead Property Owners Association

7 June 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, Marilyn Baker, Louise Vandaveer.

1. Call to Order: The meeting was called to order by the President at 7:03 p.m.
2. Review of the Minutes: The minutes of the annual meeting held 15 May2022 were reviewed and changes made.
 - Motion to approve by: Nancy Stark Second by: Don Dawkins
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report ending May 31, 2022 to the board:
 - Pacific Premier Bank Operating Account balance: \$ 67,770.13
 - Pacific Premier Bank Money Market Account: \$11,611.17
 - MidFirst Bank Savings Account balance: \$ 27,755.54
 - Total: \$107,136.84
 - Dues year + outstanding dues: \$8,891.54. Adding in the serious delinquent dues of more than one-year results in a total \$13,275.75.
 - Currently there are three homeowners who are delinquent more than \$1,000.00 each, and one is over \$4,000.00. A decision was made to file Liens (or refile liens) on all properties that owe us more than \$1,000.00.
 - Our lawyer has recommended that we garnish wages on one property to collect \$1,753.84 in back dues. The paperwork has been started.
 - A decision was made to notify people who are delinquent for 2022 dues that unless dues are received by close of business Friday, July 29, a lien will be filed against their property beginning 1 August 2022. We will need to seek advice from our attorney whether or not legal and/or filing fees can be added to the amount due.
 - Motion to approve the treasurer's report by: Don Dawkins; Second by: Dale Srnka
 - Motion approved.
4. Old Business:
 - Erosion Control around pond.
 - Rock should be finalized this month. After the rain we have a better idea of where the rock needs to be placed
 - Natchez Playground update.
 - Car can be taken out and removed. Plan to take it to the dump or put in trash can. However, Don would like to get another toy to replace the car if possible. Will try to have something done by mid-July.
 - Graffiti between pool and Natchez Playground.

- Removed the graffiti via power washer. Report has been filed with the police to have something in writing for background and history purposes.
 - Wash Me Power Washing, owned by one of our residents, Julie Cox removed the graffiti for free.
 - Old documents scanned.
 - The old documents are going to be disposed of. But on the advice of our attorney some documents including financials newer than 7 years old, board meeting minutes, board or neighborhood development information, are to be scanned. based on advice from our attorney.
 - Spring neighborhood cleanup.
 - Light turn out for the spring clean-up. Consideration should probably be given to paying for the work to be done since the work is being done by just a few people in the neighborhood.
 - It was suggested that we discuss it as a line item in the budget for 2023 if we intend to pay for the work in the future.
 - Another suggestion was made that we consider making it a “fun day” with donuts and a bounce house or some other events. We may give it a try for the Fall cleanup and see how it works.
5. Correspondence:
- Resident correspondence over installation of solar panels. One resident requested advice and/or approval for the installation of solar panels on his residence.
6. New Business:
- HOA insurance renewal.
 - Consideration should be given to adding an umbrella policy for coverage of the board and the association.
 - Probably need to look at another insurance broker to see if we can get a better deal on insurance.
 - We have no other choice now but to renew our policy and add an umbrellas policy to it.
 - We will continue to shop our insurance needs to see if we can get a better deal.
7. Next Meeting: August 9, 2022
8. Motion to adjourn by: Kristi Bacon; Second by: Nancy Stark
- Meeting adjourned 8:41