

MINUTES

Homestead Property Owners Association

9 August 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 7:09 p.m.
2. Review of the Minutes: The minutes of the meeting held 7 June 2022 with changes.
 - Motion to approve by: Nancy Stark Second by: Kristi Bacon
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board.
 - Pacific Premier Bank Operating Account balance: \$40,775.94
 - Pacific Premier Bank Money Market Account: \$11,611.56
 - MidFirst Bank Savings Account balance: \$27,760.74
 - Total: \$80,148.24
 - Delinquencies: Kristi has signed off on the liens for the four properties that were in arrears over \$1,000. One of those four will be a foreclosure case. We are going to follow through with the wage garnishment on one other delinquent payment. We have six other properties who are delinquent for 2022 that are being followed up by our attorney. There is one property with penalties in excess of \$160.00 and a decision was made not send to collections until next year.
 - A mid-year budget summary was passed out to the board members. We are still short of our budget by \$11,536.30.
 - Motion to approve the treasurer's report by: Dave Morton, Second by: Dale Srnka
 - Motion approved.
4. Old Business:
 - Car from Natchez Playground removed.
 - Covenants regarding livestock, e.g. chickens in neighborhood. Chickens are not allowed by the covenants.
 - Pool area security surveillance initiated.
 - Edmond PD removal of pipe bomb from pond area.
 - Edmond PD dive team training in pond area. Actually, used it as an opportunity to make sure there were not any additional pipe bombs or materials in the pond.
 - Watering of newly planted trees. Hose needs to be replaced that is broken.
 - We had an incident on July 4th, where two individuals were using wakeboards attached to a high-speed winch to pull the wakeboards across our pond. If police show up, a board member has to be on site to file charges for trespass charges. Bottom line, call the police and wait for the police to show up.
 - Traffic analysis study of Danforth. Follow -up from City. Dale S. asked for a report from the EPD, but not report was provided.

- Homestead Hurricanes swim team finish fifth in All City meet.
5. Correspondence:
- A complaint was received from a Stonebriar resident about cottonwood seeds falling into his yard. President responded that we are not responsible for the natural life cycle of the trees.
6. New Business:
- No Soliciting signs. If it is not a gated community, we cannot put up a “No Soliciting” sign on Edmond City streets. Individual homeowners can put up a sign on their own property.
 - Pending analysis from Robinson Wildlife. R.W. reports that the current pond person uses chemicals to kill the algae, but the chemicals continue to accumulate in and around the pond and will eventually cause the pond to die. Robinson believes that appropriate treatment with probiotics and added plant life will help maintain the pond. Concerning surface fountains, they only oxygenate the surface water and not the total volume of water in the pond. There are ponds that use diffusion heads on the bottom that takes water from the bottom of the pond and bubbles the water up through a “bubbler” below the surface. This process would oxygenate the water for the whole pond. The cost would be about \$3.50 per day for electricity. The cost for the “bubblers” was not mentioned. It would cost about \$500-\$900 to treat the algae problem. R.W. also recommends putting in vegetation around the pond to help with erosion. Plants would also buffer the runoff from the surrounding areas. The board would like to obtain a little more information from them. www.thepondlady.com
 - Ground Zero Land Clearing proposal/options.
 - We have an estimate for clearing out the cedar trees and anything smaller than 6 inch trunks. The trees will be cleared, stumps ground and debris chipped up so that the area can be mowed. The estimate was \$5100.00 and would take about 3 to 4 days. They would prefer not to start it until the Fall, probably October.
 - Motion made to have Jeff finish the rest of phase one, and contract with Ground Zero to clear the other common areas with the exception of the area between the dam and Stonebriar. Motion: Nancy Stark, second: Don Dawkins; Motion: passed.
7. Upcoming Events
- Pool begins weekend only operating hours starting this weekend. Open through Labor Day. Pool will close after Labor Day weekend.
 - Set date for Fall Neighborhood Garage Sale. September 30th & October 1st.
 - Set date for Fall Cleanup. A decision was made to cancel it for this year.
8. Next Meeting: 13 September 2022
9. Motion to adjourn by: Kristi Bacon; Second by: Dale Srnka
- Meeting adjourned at 8:30 p.m.