

MINUTES

Homestead Property Owners Association

11 October 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: Christina Huff, Jason Morton, Brian Cain, Jennifer Cain, Peggy Doberstein, Suzanne Becker, Carisa Kent, Sue Ferrick.

1. Call to Order: The meeting was called to order by the President at 7:05 p.m.
2. Review of the Minutes: The minutes of the meeting held 13 September 2022 presented for comment and changes.
 - Motion to approve by: Don Dawkins Second by: Dave Morton
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board as of 30 Sep. 2022.
 - Pacific Premier Bank Operating Account balance: \$ 18,535.68
 - Pacific Premier Bank Money Market Account: \$ 11,612.96
 - MidFirst Bank Operating Savings Account balance: \$ 27,767.70
 - Total: \$ 57,916.34
 - I bonds are available for 9+% interest at minimal risk. Carisa Kent will get information to the board members via email.
 - Dues outstanding as of 9/30/22 (includes some aged 1 year +): \$12,727.38
 - All outstanding debts sent to legal for collections, garnishment and/or other action.
 - One homeowner has paid their outstanding dues in full. One homeowner has asked for payment options. Which will be discussed in executive session.
 - Motion to approve the treasurer's report by: Don Dawkins; Second by: Dale Srnka
 - Motion approved.
4. Old Business:
 - Remaining Lawn Care for 2022:
 - Pato's Lawn Service was contracted to finalize the lawn care for the remainder of the season. Approved through email vote of the board members.
 - Trimming/cleaning of Greenbelt Areas and elimination of cedar trees.
 - Ground Zero Land Clearing began work on 10/5. S
 - Work was suspended pending the board's discussion with residents in tonight's meeting.
 - Summary of comments from concerned residents:
 - One major concern was the lack of information about the project being done in the green belt areas. Resident suggested that the board get someone else to do the job - not Ground Zero Land Clearing.
 - Concern expressed that the person doing the job was being careless in his approach to taking out the cedars before the trimming was done. One person

suggested that she would be willing to have a dialogue with the person doing the work and come to some solution that all can agree to.

- Can we get someone from the forestry service or an arborist to come and look at just how we can go forward with the project?
- Suggestion was made for thinning the area rather than take down all the cedar trees.
- Can we research with the fire department what can be done to reduce the fire risk from the cedars?
- Can some of the cedars be trimmed up to keep from having to take down all the cedars? Especially in the greenbelt area near Canton Lane.

5. New Business:

- Account reallocations from Neighborhood Services in order to clarify the General Ledger and aid in 2023 budgeting.
 - Budgeting cannot be successfully accomplished until the general ledger can be cleared up. Nancy will attempt to get with Neighborhood Services to try to get the costs accounted for properly in the General Ledger.
 - Discuss lawncare options for 2023.
 - Suggestion to move forward with an inclusive company for lawn, tree, pest, irrigation, etc. in order to avoid multiple contacts. This would allow Homestead HOA property to be more self-sufficient should that need arise to hold a contractor accountable for the work. However, the board will have to hold off sending out the request for proposals (RFP) until after the tree work is done. The budgeting process will, therefore, consist of estimates.

Following agenda items were tabled because of lack of time available.

- Re-visit estimate from Wash Me Powerwashing LLC for cleaning brick along Homestead Blvd.
- Discuss neighborhood security measures (i.e. cameras at pool parking lot and entrance/exits to neighborhood)
- Discuss parameters for resident notices of property improvements or corrections.
 - Needs addressed
 - Dead trees and shrubs in front and/or crossing fence
 - Disrepair of fencing
 - Attic vent (wood venting typically over a garage)
 - Peeling paint trim where wood is visible
 - Overgrown flower beds and/or shrubs

6. Correspondence:

- An email received concerning the pond maintenance. A response needs to be drafted after the executive session.
- Any further action on the pond issues will have to be tabled until the budget discussions.

7. Next Meeting: 8 November 2022.

8. President moved to executive session for discussion of greenbelt issue.