

MINUTES

Homestead Property Owners Association

9 February 2023

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, Carisa Kent, Shari Pacionie, Jacci Gantz, Kami Oshiro

1. Call to Order: The meeting was called to order by the President at 7:07 p.m.
2. Review of the Minutes: The minutes of the meeting held 10 January 2023 were reviewed.
 - Motion to approve the minutes: Kristi Bacon; Second by: Mario Guerrero
 - Motion approved.
3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board.
 - Pacific Premier Bank Operating Account balance: \$ 95,107.10
 - Pacific Premier Bank Money Market Account: \$ 1,615.18
 - MidFirst Bank Savings Account balance: \$ 27,788.74
 - Total: \$124,511.02
 - Delinquency Report: 8 property owners still show unpaid accounts as of 31 January 2023. Overdue and delinquent accounts to be covered in Executive Session.
 - Motion to approve the treasurer's report by: Nancy Stark; Second by: Don Dawkins
 - Motion approved.
4. Old Business:
 - Security for Homestead and Pool/Parking lot. Bids were solicited from several security companies. Only one bid was considered to be affordable, with some possible negotiation. This bid will be discussed in Executive Session.
 - Damage to brick wall along Homestead Boulevard.
 - Working on getting an estimate to repair the wall due to damage from an automobile accident. Currently, we have been unable to find an exact match to the original brick in the wall. Also, there appears to be some additional structural stability issue that was caused by the automobile damage to the wall.
 - We are soliciting a brick mason to: review the damage; help to find some brick that will at least be a close match; and to evaluate the structural stability issue.
 - Long term, we need a plan to repair other damage that is located along the wall that will eventually have to be repaired or replaced. The board discussed other possible solutions such as replacing the brick wall with brick pillars and sealed wooden fencing. No final decision was made pending a review by a qualified brick mason.
 - We will need to begin setting aside money in the budget and future budgets for wall replacement or repair. The other alternative would be the need to consider an assessment on all of the property owners to fund the project.
5. New Business:
 - Spring Planning.
 - The first day of pool operations is planned for May 27th. Before opening the pool considerable clean-up will need to be performed. The shade pavilions will need to be

- bolted down, bathrooms and office areas will need to be cleaned, the storage shed will need to be painted and cleaned out and reorganized and entry way and outside of building will need to be power washed.
- Don will check with UCO to see if we can solicit help from some of the students for their community service project.
 - A clean-up day will be scheduled for around May 20th. This will also include trash pick-up around the pond and neighborhood.
 - Other New Business:
 - One neighbor voiced concerned about vehicles being parked along the intersection of Lancaster and Durland. So many vehicles are parked along the street that traffic is limited to one way passage between the parked vehicles and it is hard to see other moving vehicles and children playing in the area.
 - Our covenants do address parking on streets except for vehicles parked in one spot for more than 24 hours. However, complaints can be made to the City of Edmond Code Enforcement Office. If someone goes to the City of Edmond web page there is a form to fill out to make a complaint. City of Edmond can fine individuals who violate the city codes.
 - A question was asked about the size and quantity of mulch that was left following the elimination and thinning out of the trees in the common areas. The board has solicited bids to mulch the remains into a finer product to expedite the natural growth process. Trash was also mentioned a problem in the common areas.
 - The date for the Spring Garage Sale will be either April 21 & 22 or 28 & 29th. A final decision will be made after discussion at the Annual Meeting March 23rd.
 - Annual Board meeting will be March 23, 2023. Neighborhood Services will send out notifications for the meeting.
6. Next Meeting: Will be the Annual Meeting
- Meeting adjourned at 8:39 p.m. and moved to Executive Session.

Executive Session Agenda:

1. Discussion of overdue dues and actions on past delinquent accounts.
2. Bids from responses to request for proposals (RFPs) to increase security around Homestead and pool and pool parking lot.
3. Brick wall repairs and contract for mulching of common areas..
4. Discussion of request for Power of Attorney from Neighborhood Services.