

MINUTES

Homestead Property Owners Association

8 August 2023

1812 Natchez Trail, Edmond, OK

ATTENDANCE: Kristi Bacon (President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary); Suzanne Becker (At Large).

Also attending: Ricky Zoellner, Lu Phillips,

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 9 May 2023 were reviewed.
 - 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 to the board.
 - Pacific Premier Bank Operating Account balance: \$52,171.24
 - MidFirst Bank Savings Account balance: \$27,828.63
 - Pacific Premier Bank Money Market Account: \$ 1,1615.98
 - Total: **\$81,615.85**
 - Motion to approve the treasurer's report by: Nancy Stark; Second by: Susanne Becker
 - Motion approved.
4. Old Business:
 - Water pipe break at pool bathrooms. Need to discuss patching the area.
 - There is a need to close the hole where the pipe was repaired in the bathroom.
Dale will come up with a solution.
 - Limbs trimmed from common areas have been hauled away.
 - Brick wall cleaning completed.
 - Brick wall damages from vehicle accident completed and paid by HOA. The cost was totally reimbursed by State Farm insurance.
5. Correspondence:
 - Trailer violation notifications sent to 4 property owners.
 - Advised a property owner on his questions regarding improvements to property.
 - Letter and follow-up sent to a property owner regarding clutter in their driveway.
 - Received email from a homeowner regarding an incident regarding lifeguard's approach to guests.
6. Updates:
 - Additional limbs hauled away from last storms.
 - Dead tree in commons across from Natchez Park was removed. Cost was \$215.00 including grinding the stump.

- Additional terraforming work has been done in commons. More work is still needed to be done on the Sterling side by the storm drain box.
- City of Edmond Sidewalk Partnership Program to assist with unlevel concrete sidewalks by Stonebriar/Danforth Rd along West pond. The city has agreed to help pay for the sidewalk repair and remove the tree roots causing the problem. City will pay 70% of the cost, HPOA will pay 30% of the repair.
- Quote received for additional pond work. Quote to be discussed and reviewed.
- Security camera installation options/update.

7. New Business:

- Lighting options – Lu Phillips
 - Looking at possible improvements in the lighting situations for the common areas around Homestead. He has some recommendations that would increase safety and security lighting and the esthetics in the neighborhood.
 - For example, up-lighting the trees around the ponds, entrances and darker areas in the neighborhood. Our neighborhood parks would also areas to improved lighting.
 - Different options were discussed and the board asked questions about some of the proposals. Especially concerning the bridge on Homestead Blvd.
 - Proposed 12 LED lights on each side of the bridge to highlight the bridge walkways. He would also like to improve the eye appeal of the lights at the entrance signs and the esthetics around the ponds.
 - Dale would also like to see the gold lettering changed to black letters. Maybe we could consider the entrance signs as one project.
 - Lu proposed that he develop a series of proposals, in several different options, and in some priority order that the Board could consider.
- Website update
- City of Edmond Tree Sponsor/Grant Program
 - Discussed possible locations for new trees. However, it needs to be in locations where we could get water to them. Item tabled for further discussion next year.
- Discuss letter to rental property owners.
 - A letter needs to be sent to the rental property owners that renters need to follow covenants and the owners are still responsible for the renters actions.
- Discuss pool repairs needed and furniture for next year.
 - Need to start planning to replace the pool loungers in the next year of so. Only have about 10-14 chairs that are serviceable.
- Discuss sidewalk inquiry from resident via email.
 - An inquiry was received concerning some tree limbs that are hanging down over the sidewalks. The suggestion was made to send the homeowner a letter asking them to trim the tree up.
- Community blood drive scheduled for September 17th (12:00-4:30)
- Set date for fall garage sale: October 13-14
- Pool issues:

- There have been some issues with sand in the pool that maybe a pool filtration pump problem. Someone will probably need to come out and make a determination of whether or not we have a problem. Dale has had a plumbing company to look at it.
 - It may be necessary in the future to also replace some of the wiring at the pool.
 - People have been putting flushable wipes down the toilets at the pool. However, the lift pump at the pool has problems with the wipes. Dale will put a sign up in the pool to not flush any type of wipes down the pool toilets.
 - Open floor proposals, Q&A
8. Next Meeting: September 12, 2023
9. Motion to adjourn by: Second by:
- Meeting adjourned at 9:15

Executive Session

1. Discuss quotes
2. Discuss outstanding insurance claims
3. Discuss outstanding dues