

MINUTES

Homestead Property Owners Association

Date: November 11, 2025

1801 Natchez Trail, Edmond, OK

ATTENDANCE: Christina Huff (President); Don Dawkins (Vice President/Secretary), Suzanne Becker (Treasurer); Dale Srnka (Pool Manager); and Cathryn Hibbs (At Large).
Also attending: Ricky Zoellner

1. Call to Order: The meeting was called to order by the President at 7:04 PM by President Huff and Seconded by Suzanne Becker

2. Review of the Minutes: The minutes of the meeting held October 14, 2025
 - Amendment to October 14, 2025 minutes: Board agreed to take excessive past due HOA dues accounts to Small Claims Court, as necessary, upon Board Approval.
 - Motion to approve by: Cathy Hibbs Seconded by: Suzanne Becker
 - Motion: Approved

3. Treasurer's Report:
 - The treasurer provided a copy of the financial report to the board as of October 31, 2025.

• PPB Operating	\$ 45,546.90
• MidFirst Operating Savings	\$ 28,056.79
• PPB Rsrv Money Market	<u>\$ 1,624.84</u>
• Total:	\$ 75,228.53
 - Motion to approve the treasurer's report by: Don Dawkins Seconded by: Dale Srnka
 - Motion: Approved

4. Old Business:
 - Ricky Zoeller spoke about projects he has been working on in the neighborhood and his observations, including: HOA Website, tree trimming, repairs and mapping of the sprinkler systems, greenbelts between Canton and Lancaster
 - Discussion about delinquent homeowners' dues and collection options of liens, small claims suits, and garnishments of wages. Decision: Agreed to proceed with small claims for most overdue accounts when necessary as assessed by the Board. This has happened and 1 resident has complained. Christina corresponded.
 - Discussion of issuing letters to homeowners who are not maintaining their properties and/or violating covenants. Decision: Consult attorney on wording and if fee policy can be established. Fee schedule and policy statement to be created, upon attorney consult.

- Discussed Mowing contract with Pitzer: Suzanne spoke about her conversations with Pitzers about the 2026 contract (2% cost increase) and winterizing sprinklers for this year.
- Discussed on-going work around the pond by Jeff Dutton, Urban Logging: tree trimming and erosion control around the pond (rocks). Suzanne discussed with Jeff.
- Discussed Sergio's work on the flower beds and his invoice that we should receive for this year's work. Still waiting for him to send us a bill.
- Additional Trespassing sign by the area at SE corner of the pond
- Replacement of a defective pump at the pool. Bids from Northwest Pool Service to do the replacement. Prior \$4,000 expense was for supplies, not the pump. Vote to occur via email after quote is received. Pool Manager Srnka is working on this project and will keep the Board apprised of progress and costs.
- Maintenance Items:
 - Turn off sprinklers for the season: consider partial system on for flowers.
 - Replace damaged sprinkler heads (220 total sprinklers that appear to last about 10 yrs).
 - Shed needs repainting. Some repairs needed.

5. Correspondence:

- Inquiries about the garage sale
- Inquiries about trailer parked on Durland. Owner moved it.
- A roof approval.
- Green water in the pond. Discussed the Turn Pro contract. Suzanne will contact.

6. New Business.

- Suzanne also spoke about Jeff Dutton, Urban Logging, about his on-going contract on putting rocks around the pond.
- Dale Srnka winterized the pool.
- Christina spoke to Attorney Winton about his costs for advising us and establishing a letter to send to neighbors who are not maintaining their property.
- Ricky Zoellner spoke about projects he has been working on in the neighborhood and his observations, including: HOA Website, tree trimming, HOA sprinkler systems, greenbelt between Canton and Lancaster, leftover T-posts at the pool.
- Potential neighborhood workday in the spring to clean up the pool area, repaint the shed at the pool, pickup trash in the greenbelts, and trim and drag away brush.

7. Executive Session

8. Next Meeting:

- January 13, 2025 at Cathy Hibbs home at 1801 Natchez Road.

9. Meeting adjourned at 9:00 PM: Motion by President Huff and Seconded by Suzanne Becker.