

BQR Board Meeting  
March 14, 2023

**MINUTES**

- Called to Order 6:00 pm
  - In attendance: All Board members, two committee Chairpersons (Ray Fassbender & Josh Izakson), and 5 observers (Jim Bell, Steve Compton, Stan Dickie, Robert and Sharon Blakely)
- Committee Kick Off Meetings
  - Sound-off Resolution: 1/19/23 – Discussed effective tracking of actual complaints. Decided to enhance the *Sound Off* page with a complaint vs. general info feature. The modification was created and already installed on the website.
  - CC&R, Vehicle Parking: 1/19/23 – The committee goal is to create an awareness about existing regulations. The Chair (Josh Izakson) drafted a *Reference Guide* reflecting the generally accepted spirit of the CC&Rs, and submitted it for BOD review and acceptance. An interpretation of the term *commercial vehicle* was challenged during the Open Floor Discussion as noted below.
  - Architectural - 2/24/23 – The goal is to make neighbors aware of the requirements to submit plans before embarking on projects. In an effort to make it easier to submit approval requests, the committee decided to develop a submission form and other informational documents that could be posted on the website. The first document created was a Permit Form for temporary containers, dumpsters, etc. At the meeting, Chair Ray Fassbender, also provided an outline for a *Plans Submission Form* that could be developed and posted on the website.
  - Pool Committee - 3/2/23 – considering summer activities, and suggested the implementation of a Book Library in the park
  - Political Advocate (PA): meeting on 1/23/23, no action yet
  - Welcome Committee - no Kick Off Meeting held – Discussed how the Board can more efficiently communicate with the committee regarding new residents. The VP wants to make certain we include renters in our welcome and not just property owners. The Board agreed. The Treasurer agreed to start emailing the committee when requests for Dues are received from Escrow companies.
- Maintenance
  - Lawn Maintenance
    - Tree trim 2/20/23,
    - Pump room and pool area clean up 3/6/23
    - Scalp grounds and weed control scheduled for March
    - New lawn maintenance company emptied overflowing trash cans
    - Previous lawn maintenance company, Coffey Complete, is continuing to bill us

- Improvement: Women’s Bathroom at pool was painted 3/9/23
- *Homeowner Reference Guide* for CC&R compliance passed by the Board
- Requiring a permit for dumpsters, pods, and porta potties to track the time these objects are located on homeowner’s property was passed by the Board. This has been an issue with one home having a POD container on his driveway for over a year. The BOD received several complaints. Four homes currently have units on site.
- Discussed submission of building plans to the Architectural Committee. Asked Ray to draft a cover page and Cliff Notes type version of already approved materials established in the CC&Rs for posting on a website page dedicated to the Architectural Committee. The page has been discussed with the Web Designer. Josh Izakson agreed to work with Ray to select information that can be posted on the site.
- Discussed requiring a security deposit for park pavilion and pool reservations. It was required in the past. A \$100 deposit was passed by the Board, and will be announced with forms modified on the website soon. This will help with the cleanup of the pavilion after events, which has been lacking in recent years.
- Calendar/Events
  - Pool tag distribution
    - Saturday, May 13th from 1:00 pm to 3:00 pm (Keith to distribute)
    - Saturday, May 20th from 10:00 am to 12:00 pm (James to distribute)
    - Saturday, June 10th from 1:00 pm to 3:00 pm (Keith to distribute)
  - Pool Opens – May 27<sup>th</sup>, Memorial Day Weekend
  - Annual picnic – June 3 from 12:00 - 3:00
  - Community Garage Sale – June 10 & 11
- Flower Day: will be May 20th. In the absence of a Landscape Committee this year, Ray volunteered to take the lead on the event planning
- Signs - Requested volunteer to set signs for events
  - James for Pool Tag Distributions
  - Ray can be called on for posting signs at entrances when needed
  - Robin will post signs for Food Trucks
- Treasurer
  - Budget considerations – summary of monthly spending, collection efforts, and Dues paid
    - An accounting of funds reported that \$24,397 is currently in the PayPal account and \$23,734 is in savings.
    - Pool project funding – discussed reduction in spending in order to allocate funding to project... BOD commenced “Operation Crunch the Numbers” and committed to renegotiating all contracts seeking savings anywhere we can find them.
  - Keith will order pool tags for dispersing during the tag distribution days. He will search for options that will save the HOA money.

- VP
  - ★ Pool area resurfacing repair pictures and CC&R *Reference Guide* will be posted to Facebook. President will take photos and send them to the VP as maintenance efforts are underway, so that homeowners can know how their Dues are at work for them.
  - ★ Social Committee headed up by the VP is also working on food truck schedule for this summer, will work with pool committee to align trucks with activities in planning
  
- Next BQR HOA Board meeting – April 11th at 6:00pm
- Board meeting adjourned
- Discussions open to the floor
  - Steve Compton challenged the interpretation of *commercial vehicles* and expressed that he expects an HOA restriction and enforcement beyond the Oklahoma City ordinance. Josh Izakson (CC&R Chairperson) supported his research for interpretation of the term claiming that the BOD cannot enforce a restriction beyond the legal meaning of the term. Josh suggested that the membership vote on what they accept the meaning to be for the purposes of our HOA restrictions. Robin Buchanan mentioned that she still has a list of measures that could be placed on a ballot for voting by the members. Sharon Blakely volunteered to work with Robin on a Ballot Initiative.
  - Steve Compton complained about the presentation of the ‘proposed’ budget during the Annual Meeting. He questioned the funding for the pool resurfacing project. He asked to know when the project will begin. He then demanded to see an Audit, and claimed that the CC&Rs require one.