

2024 Annual Meeting

Tuesday, 1/9/24

Presiding: Acting President Dianne Gremillion

Called to order at 7:00 pm

Dianne first set the tone of the meeting by projecting a *Meeting Agenda* that she reviewed. She then presented *rules of conduct*, establishing the expectation of civility by all in attendance.

Dianne introduced the current serving Board Members, and designated a Time Keeper for speakers during an *open floor discussion* at the end of the meeting. Each recognized member would have 1 minute to speak, as time for the meeting was limited.

- **Idea Share**

The first order of business was to encourage attendees to use sticky notes dispersed on the tables for jotting down ideas, or issues for the Board to focus on during the 2024 session. Dianne drew everyone's attention to a board in the back of the room. It was divided into 4 broad categories, so that members could post their notes accordingly.

- **Year in Review**

Dianne narrated a Power Point presentation that highlighted activities and accomplishments in 2023. She recognized Ray Fassbender for all of his contributions showing the beautifully refurbished pavilion. He also painted the Men's Bathroom and the metal trash cans. He met the city for a sprinkler system walk through inspection. In addition, he headed up landscaping initiatives, and trimmed lots of trees. Ray was invaluable in 2023.

- **Guest Speaker Sergeant Scalia**

Representing the OKC Police Department, Sergeant Scalia launched the *Light up the Night* Initiative asking all residents to turn on their porch lights. He explained that lights provide added security to neighborhoods.

The police are also embarking upon another program that integrates privately owned security cameras with the precinct. Sergeant Scalia explained the purpose and intent of this undertaking for heightened security and response. Attendees received a handout outlining steps to register and sync their cameras with the police department.

Another handout advertised the resurrection of the *Police Academy* that is free to the public. It will instruct people on how to interact with police in certain scenarios. Residents can contact the Police Department for further information.

- **Vote for President Board Position**

Mitch Massie (candidate) was introduced. He spoke and revealed that he and his family have been residents since 2018. He offered insight about his credentials, which include revenue enforcement for OKC. Steve Compton asked him if the Board will have an

audit. Mr. Massie responded that he conducts audits in his capacity for the city. He explained that audits can be costly, but they don't necessarily require a CPA. As a solution to the *push* for an audit, the Board proposed a Finance Committee comprised of neighbors that can review spending and provide added transparency. Several residents mentioned that the language in the Bylaws should be changed to reflect the actual audit needs of our small HOA.

Ballots were distributed and votes were taken.

o Treasurer Report

While spreadsheets and "financials" were being circulated, Treasurer Keith Gibson explained the duties of the Treasurer, which was primarily to collect the money. Keith spent a lot of time in his efforts in 2023. He sent out notices, and was ultimately forced to file 16 cases. Two cases were still pending: one was a rental property and the other was embroiled in a divorce dispute. Liens were filed. He had to skip trace an owner that was found in Broken Arrow. A lien was filed. A lien was filed on one home entangled in probate. Keith went over the ledgers provided and described some of the challenges faced in 2023, such as with landscaping companies. Keith summarized that unexpected expenses always come up, but the Board took cost cutting measures in 2023. He highlighted the phone savings. Keith concluded that the Board saved some money (as shown in the spreadsheets) and the HOA was in good financial standing.

o Ballot Initiative

Vice President Robin Buchanan spoke about the purpose of the Ballot Initiative in 2023 as an effort by the Board to hear from the members about what issues were paramount for the Board to focus on. She recounted the effort of the Board to collect ballots. They spent over 60 hours practically begging residents to vote on the measures. Board representatives manned Ballot Booths at all 4 Pool Tag Distribution events, the annual PicNic, the Chili CookOff, and the Halloween party. The Initiative was announced in the Spring Newsletter, and the Ballot was posted on the website. Neighbors were encouraged to print and mail their Ballots, in which issues could be voted on individually.

In the end, 82 surveys (Ballots) were received; roughly 20% of the membership. The measure that received the least support was the proposal to hire a property management company to enforce CC&Rs. The measure receiving the most support was the proposal to fine homeowners \$100 if they have not paid their Dues by mid-summer. However, none of the measures received 2/3rds support, which would be required if the covenants were formally changed. Despite exhaustive efforts by the Board, the majority of members did not express interest in having the Board further pursue any of the proposals.

o Service Committees

The Board displayed a list of Committees for 2024 and called for volunteers to contribute their time and talents.

Pool Committee - Chairperson or Captain, Dianne Gremillion

Welcome Committee - Chairpersons, Tyler & Dionna Weixel

Landscape Committee - Chairperson, Ray Fassbender

Finance Committee - Chairperson, Summer Frank-Pearce

Social Committee - Chairperson, Robin Buchanan

Street Captains - ?

Dianne called for volunteers to serve as Captains of the 16 to 20 streets within the neighborhood. Each Captain would be responsible for monitoring their assigned street for compliance or problems. Perhaps the Captain could more quickly learn if a neighbor needed assistance. This Street Captain network would be formed in the spirit of bringing the neighborhood together, and supporting a 3 person Board; all volunteers. The Captains could diplomatically address concerns with neighbors before issues are escalated, and help encourage compliance with CC&Rs.

- **No parking**

A *No Parking* sign was projected onto the screen with the rule of "no parking within 25 feet of the corners or intersection." Dianne explained that residents needed to follow general parking restrictions that apply by city ordinance, but also as a courtesy to their neighbors. Dianne encouraged residents to discuss parking issues with neighbors to cordially request consideration. However, Dianne reiterated that parking too close to the intersections is a driving safety issue, since it obstructs views.

- **Volunteer Recognition**

Each Board Member recognized a volunteer for their contributions to the neighborhood, and presented them with a gift card.

- **Open Forum**

*1) Steve Compton raised the issue of "trash" houses that are not being maintained, and that cause the neighborhood to decline impacting property values. He circulated pictures that documented the unacceptable condition of several homes in the community. He insisted that the Board has the ability to fine people for the unsightly condition of their houses, and to demand compliance with CC&Rs.

*2) A neighbor requested an emergency HOA phone number for quickly reporting problems. Board members informed attendees that the reporting mechanism is the Sound Off Form on the HOA website. The form is the best way to reach Board Members. Thomas Amous suggested that the HOA set up, or use the current FaceBook page for residents to post communication in a more timely manner about issues that occur in the neighborhood as they happen. It could serve as a method for neighbors to communicate with each other.

*3) The issue of crime was discussed, specifically the checking of car doors, vandalism, and theft, which has become a growing issue in the area. Among the attendees, one neighbor

had his car broken into and a gun stolen. Another reported their car opened and search, while a final neighbor shared that someone checked the doors at their house. The information was alarming, and motivated residents to tighten their own security.

*4) Patti Jones requested that the Adult Swim be continued in 2024. She reported that it was much enjoyed by residents. She also praised the condition of the bathrooms and the impression they made on her guests.

*5) A member again urged the Board to conduct an audit because it was required in the Bylaws. Keith recounted the Board's response to Steve's initial demand, and outlined the ongoing research in 2023 to determine how the Board could approach conducting an audit. He revealed his contact with ex-Presidents and Board members going back for years, during which he learned that the Boards had never conducted an audit since the HOA was passed to homeowners from the Developer after the final build out phase. The Board relied on spreadsheets and annual reporting to keep members informed about spending, and an audit seemed cost prohibitive with a price bid of \$15,000 from one of the firms contacted. Other firms were also more expensive than the HOA budget could easily absorb. Steve Compton voiced the concern that Boards can easily mismanage money and engage in fraudulent practices. Keith promoted the formation of the Finance Committee as an alternative and in the interest of transparency. The committee would be comprised of neighbors that could review the accounts and spending, ensure fiscal responsibility, and make recommendations to the Board. Several neighbors spoke up that planned to volunteer because they had experience in conducting audits during their careers.

*6) Jim Bell was recognized, but passed his minute to Steve, so that Steve could continue to demand that the Board enforce the CC&Rs. Steve reiterated his concern about the appearance of the neighborhood with deteriorating houses.

*7) Johnny Tharpe rebutted the demand to enforce CC&Rs by claiming that many residents are retired and able to spend time and money on the beautification of their homes, while other residents have jobs and children, which obstructs them from being able to adhere to the Covenants regarding the condition and aesthetics of their homes.

*8) Dwight asked the Board to use their influence to work on the condition and repair of the streets. The Board responded that the roads/streets are the responsibility of OKC. Another neighbor learned, from speaking with city workers on site, that if city road workers came to repair a designated pothole, the workers repair only the one pothole disregarding others in the surrounding area. Several neighbors encouraged all attendees and residents to apply pressure by calling Mark Stonecipher (our City Council Representative) to demand repairs and/or repaving of our streets.

Adjourned

Dianne, once again, directed residents to cookies and coffee provided. She called for attendees to sign up for committees, and post their sticky notes on the *idea Share Board*. She announced that she will no longer be serving as President after the meeting, her final act in the position. The meeting was then adjourned.