

HOA ANNUAL MEETING MINUTES/BLUE QUAIL RIDGE FEB 2025

7pm: Meeting called to order by Mitch Massie, President BQR HOA

Introduction of HOA board officers by Mitch.

Vice President: Robin Hellen

Treasurer: Keith Gibson

Secretary: Dianne Gremillion

Sergeant Scalia presented an update on our community at large:

- Bond issue 2025 to build a large training facility for OKC officers
- Call 911 to Report any suspicious neighborhood activity!
- Get to know your neighbors; have community with one another and look after each other
- Up to 30% of all crime goes unreported
- You can also TEXT 911 if you don't want to call them
- April 1st → invited to attend Hefner Division Town Hall on Human Trafficking at the Healthy Living Center 11501 N Rockwell; OKC from 6:30pm – 7:45pm
- **If kids in the neighborhood are riding dirt bikes, street racing or go-carts, CALL 911. Sgt Scalia reiterated several times that it is not appropriate to expect the HOA board to handle this matter. This is for the police.** When police get several calls regarding a matter, it bumps that matter up on the priority list.
- **Sgt Scalia also stated that if you suspect a drug house or drug activity, call 911, not the HOA!**
- Reported there are 72 new officers in academy now and 80 enrolled for the July officer academy
- 405-231-2121 is a Non -Emergency phone number if you don't wish to call 911
- Crime rate from 2024 has not increased from 2023
- Communitycrimemap.com is a resource to look up crime in your community
- Question from resident of BQR: Running stop signs, etc: Sgt Scalia suggested speed bumps could be placed strategically throughout the neighborhood where the city pays for half of it and the HOA cost is approximately \$1300
- Concern from resident: 'No Soliciting' signs: Sgt Scalia stated these can play a positive role in decreasing crime in your neighborhood
- Sgt. Scalia stressed the importance of LIGHTING THE FRONT OF YOUR HOME AT NIGHT as a crime deterrent.
- Suggested a Ring.com system and register with police if desired

Mitch – City of OKC Activity Center

405-297-2535

To report tall weeds, potholes, etc

Email: action.center@okc.gov

Contact Mark Stonecipher at above email address or call his office: 405-297-2569

Robin Hellen gave 2024 Feedback

- Facebook page is interactive
- Financial oversight committee created
- Street captains committee created and monitored issues throughout neighborhood
- Adult swim hours implemented
- 4th of July parade and cookout implemented

Dianne Gremillion & Robin Hellen reported on activities from committees.

- Pool movie nights were well attended and a great way to connect with neighbors
- Halloween party hosted with a great turn-out
- 4th of July event well attended
- Annual picnic enjoyed by many
- Street captains help keep neighborhood safer by reporting issues
- Landscaping committee helped beautify the neighborhood by planting flowers
- Encouraged residents to volunteer

Treasurer Report: Keith Gibson

Went over the proposed budget and provided handouts for each attendee. See attached.

Discussed expenses from 2024 and provided a spreadsheet for each attendee.

Discussed HOA dues and importance of getting all homes to pay dues on time.

Open Forum:

Q: Is BQR webpage updated?

A: Yes, as well as the Facebook page and NextDoor app. The Soundoff gets sent directly to Mitch and Robin. Residents can fill out the Soundoff form to communicate concerns, volunteer, etc.

Q: Resident complained of a house next door to her that she suspects subletting and other shady activities going on. Photos have been sent to city councilman and police have been alerted.

A: Police and city both returned with 'no issues' noted. HOA Board has sent letters to the property owner.

Residents encouraged to call 911 while they see suspicious behavior because nothing can be done if police are called outside of any behavior occurring. Encouraged more residents to call the city to complain.

Q: questions re: potholes and road resurfacing

A: Contact Stonecipher's office re: bond issue to resurface. When enough residents call, they prioritize based on need. Need more people to contact Stonecipher in hopes of BQR being prioritized.

Q: Question re: roof shingles that don't meet covenant restrictions.

A: Explained that there are no restrictions for phase I. the Facebook and website were updated with the covenants and restrictions after the hail storm. The HOA board received forms/requests from homeowners.

One resident stated that if the phases are not marked, residents should not be reprimanded for using a different color.

Q: Suggestion to make the architectural form 'fillable' online for ease and efficiency

A: HOA board stated that would be easy to accomplish and will work on this

Q: Encouraged HOA board to take a strong position on CCR enforcement.

A: HOA board responds to issues within the jurisdiction of the board; however, there are no CCR's that allow a fine to be imposed.

Q: Suggested signs be placed at entrances that read "BQR Covenant Controlled Community"

A: HOA board are in favor of this idea and are looking into having signs made

Q: Suggestion for CCR's need to be given out prior to closing along with HOA information.

A: This is our current procedure, and HOA board should be notified if this is not done.

Call for Volunteers for all the various committees.

Meeting adjourned at 8:10pm

