

BQR HOA ANNUAL MEETING January 13, 2026

1. CALL TO ORDER AT 7:00PM: OFFICERS PRESENT: MITCH MASSEY / PRESIDENT; ROBIN HELLEN/ VICE PRESIDENT; KEITH GIBSON/ TREASURER; DIANNE GREMILLION/ SECRETARY (50 people present)
2. STAFF SGT JASON BURGESS/ OKC POLICE DEPT; SPOKE REGARDING ISSUES SUCH AS PEOPLE RUNNING STOP SIGNS, COMMON ISSUES IN NEIGHBORHOOD. STATED HAS NOT WORKED ANY SHOOTINGS OR STABBINGS IN THE BQR NEIGHBORHOOD IN THE PAST YEAR. IN NEED OF ABOUT 400 NEW OFFICERS; ENCOURAGED US TO SEND GOOD PEOPLE TO THE POLICE DEPT.
3. THOMAS KELLER FROM NW POOL MGT GAVE UPDATE ON THINGS WE CAN DO TO HAVE A BETTER POOL SEASON. HIS BUSINESS IS EXCLUSIVE TO HOA's. HAS BEEN WORKING WITH BQR X 20 YEARS. FAMILY OWNED BUSINESS. LIFEGUARDS ARE TRAINED AND SUPPORTED, SUPERVISED BY ADULTS WHO OVERSEE THE LIFEGUARDS AND POOL MANAGERS. THE BQR POOL IS OPEN MEMORIAL DAY THROUGH LABOR DAY. WHEN SCHOOL STARTS IN AUGUST, HOURS ARE DECREASED. CURRENTLY PUTTING SUMMER STAFF TOGETHER. OPENED UP FOR QUESTIONS. STEVE COMPTON ASKED IF THERE WOULD BE A BENEFIT TO SWITCH TO A SALT SYSTEM. THOMAS ANSWERED NO DUE TO DOUBLE THE POWER NEEDED AND THE ELECTRONIC COMPONENT WOULD NEED TO BE REPLACED EVERY 4 – 5 YEARS. A CHLORINATOR LASTS X 19 – 20 YEARS. QUESTION ASKED RE: ADULT HOURS AND INSURANCE ISSUES; THOMAS STATED THAT WE DID AN ADULT HOUR AN HOUR PRIOR TO POOL OPENING AT CERTAIN TIMES, AND THAT INSURANCE LIABILITIES CAN OCCUR WHEN YOU START OPENING THE POOL AT ODD HOURS. STATED THEY CAN DO WHAT THE HOA DECIDES ON THIS MATTER.
4. FINANCE COMMITTEE UPDATE – SUMMER FRANK. MICHEAL JONES & ALLEN HUMBOLDT ALSO VOLUNTEERED. THEY WERE GIVEN ACCESS TO ITEM BY ITEM DEPOSITS, INVOICES, RECEIPTS, ALL EXPENSES, ETC FROM BQR HOA. REPORTS THAT ALL EXPENSES ARE VERIFIED.
5. CITY CONCERNS – MITCH MASSEY; CITY'S ACTION CENTER
CITY COUNCILMAN MARK STONECIPHER 405-297-2569 ; EMAIL: ward8@okc.gov
Report a Pothole: 405-297-2535; or TEXT 405-252-1053;
Email: action.center@okc.gov
Robin states that we have a Political action
The OKC 2025 GO bond passed and the BQR neighborhood is part of their resurfacing plan

Question from resident: could the board take an active position to try to get BQR to the top of the list for street repairs. Moved that the board send mail out to all homeowners via email/phone regarding this issue. Mitch states we can do this. Question: what do we do with all the broken pipes in the neighborhood? Mitch states we need to contact the city re: this.

6. BQR Pool shades – Daniel Gonzalez: researched new structural options for pool shades. Presented options and pricing.

1 – Pergola style – adjustable canopy that open/close like blinds. Can be customized. Roof is retractable. Option to add a gutter. Warranty x 1 – 5 years. Pricing: \$1000 - \$5000 per structure ; pre-fab; 16 hours assembly; mechanical. Sections are individually replaceable.

2 – gazebo style – made of aluminum with a hard top; gutters built in; curtains come with it; netting for bugs is optional. Will fit within the concrete pad. Warranty: 1 – 5 years; Pricing: \$600 - \$3500 per structure; 16 hr assembly.

Poll: Majority voted for the gazebo version

Contractor Cost: Remove exiting structure, haul away old materials and put up new structure

1 - \$5000

2 - \$3400 (repairs all the concrete)

Total price for pergola style = \$12,500

Total price for gazebo style = \$10,000

Q: have contractors reviews been considered? Daniel has been tracking this

Q: is there a plan to look at doing something with the current structure? Daniel states this is up to the board

Q: Could a contractor quote us on adding aluminum to the current structure? Daniel can ask but it would be custom build

Mitch answered we did get a quote to repair the current structure and it was close to \$20k

7. Thank you to Keith Gibson for 14 years of service as Treasurer on the HOA board
8. Nominating Committee Recommendation: Kenton Williams for Treasurer position. Manages books at home, runs a cattle property, rental properties, etc.
9. Budget for 2026 – presented by Mitch
See attached budget proposal.
Mitch discussed May entrance being the number 1 priority to fix the landscaping and trees, etc. Suggested to include lighting. Mitch applied for a beautification grant from the city to beautify our entrances, and will continue to apply.

Playground repairs: our playground is in need of upkeep; the wood chips need to be replaced for a safety issue. Some of the equipment needs to be replaced. This is a priority for the upcoming year.

Q: Steve questioned re: commercial vehicles in streets: Mitch stated that the open forum would take place later in the meeting.

Q: Do we use a commercial company for the Christmas lights? 2 years ago was volunteers. The past 2 years we have used a company. Suggestion to use a resident who does this professionally

Q: How many people are behind on dues and what do we do to collect their dues? Yes we do this. Keith follows this procedure and there are approximately 20 people who haven't paid 2025 dues. Keith places a lien on their homes.

Q: Suggestion to hire an attorney to take care of the liens: A: Keith is an attorney and has been doing this pro bono for our neighborhood for the past 14 years.

Keith read treasurer report. A copy of this annual report was distributed to each neighbor. See attached.

10. Participate in BQR – Join a Committee: Robin Hellen described committees available and encouraged residents to volunteer.

Committees Needing Volunteers:

11. Open Forum:

Suggestion: move annual meeting to May prior to pool opening; bylaws say we have to have it in January

Suggestion to meet at Angie Debo

Cars parking counter to traffic and causing an issue in neighborhood. Call 405-231-2121

Newsletters sent out this year: 2; dues letter sent out in December.

It gets sent out to 550 addresses

Commercial vehicles; Mitch said send to soundoff page.

No alcohol at the pool.

Suggestion to put speed bumps in the neighborhood

Suggestion to put signs up to drive like your kids belong in the neighborhood

Suggest to add speed bumps when the roads are repaved.