

## MINUTES

Homestead Property Owners Association

Date: 9 April 2024

1812 Natchez Trail, Edmond, OK

**ATTENDANCE: Kristi Bacon** (President); **Don Dawkins** (Vice President); **Nancy Stark** (Treasurer); **Dale Srnka** (Pool Manager); **Dave Morton** (Secretary); **Suzanne Becker** (At Large).

Also attending: Ricky Zoellner, Jacci Gantz, Peggy Dobberstein

1. Call to Order: The meeting was called to order by the President at 7:11 p.m.
2. Review of the Minutes: The minutes of the annual meeting held 14 March 2024 were reviewed for corrections. One correction was made on the draft.
  - Motion to approve by: N. Stark; Second by: K. Bacon
  - Motion approved.
3. Treasurer's Report:
  - The treasurer provided a copy of the financial report as of March 31<sup>st</sup> to the board.
    - Pacific Premier Bank Operating Account balance: \$ 112,851.41
    - MidFirst Bank Savings Account balance: \$ 27,901.90
    - Pacific Premier Bank Money Market Account: \$ 1,618.48
    - Total: **\$142,371.79**
  - Motion to approve the treasurer's report by: K. Bacon; Second by: D. Dawkins
  - Motion approved.
4. Old Business:
  - Pool lounge chairs. The pool chairs have been delivered and a work-day needs to be scheduled to assemble them. The plan is to sell the old chairs at the garage sale or Facebook marketplace.
  - An estimate has been received to replace the broken door with a new steel door. We will need to get the lock rekeyed to match the other doors at the pool.
  - An update on the cost for the rock to be used for erosion control will be addressed in executive session. Also need to get some signs made for the erosion area warning people to stay off the area.
5. Communications:
  - Pool fobs for new homeowners.
  - Shutter replacements for a resident's home.
  - HPOA covenants are available on the website. Advise homeowners on how to access them for information and guidance. Access can be obtained via Facebook. Information sent out to homeowners via email.
  - Garage sale dates have been published. Those dates are April 26<sup>th</sup> and 27<sup>th</sup>.
  - Feedback from questions that were asked at the annual meeting in March along with some other common questions and answers will be sent out in a separate mailing.
6. New Business:
  - Poison Ivy control in common areas.
    - The President will send out a description of the poison ivy plant so that people will know what it looks like.

- Ricky volunteered to spray the area with herbicide to eliminate the poison ivy at the edges of the woods near the Natchez playground area.
  - Complaints/Concerns over pot-holes and widening seams in the roads for Homestead.
    - Don contacted the city concerning the pot-holes in the roads in our area. He encouraged residents to contact the city website [edmondok.gov](http://edmondok.gov) and register a complaint. That web site can also be used for streetlight repairs.
  - Trimming options for around wooded common areas.
    - Plans for spring clean-up. What are the projects we need to accomplish at the spring clean-up?
      - Assembly of the new lounge chairs.
      - There is a need to cut up the down trees in some wooded areas.
      - Trash pick-up around the pond.
      - Repaint the trash can enclosures near the pool and pond.
      - Anchor the remaining shade pavilions in the pool area.
      - Removal of the metal trash/fencing that in area near the sidewalk loop near Danforth.
  - Open floor proposals and Q & A.
    - Need to get 220 power to the pool pump under the metal grate by the pool. Currently, has 110 power which is not powerful enough. Dale will get an estimate of the cost to convert to 220 power.
    - Pond is over populated with blue gill that are apparently eating the bass fry. Can we do anything about removing them and improving the fishery? The board has talked with the Oklahoma Department of Fishery about our pond. To implement all the recommendations before we complete the erosion control process would be time consuming and costly. As far as eliminating the turtles, we could trap them. But we would need a place to release them after trapping them. Some turtles are protected. It is very expensive to try to trap them.
    - A question was raised of how many homes in the neighborhood are delinquent in their dues? Right now there is only three homes that are long term delinquent. Liens or small claim court actions are in process on those homes.
    - What about parking in the streets. That is a city parking violation issue and should be referred to the city.
7. Next Meeting: May14, 2024.
8. Meeting adjourned at 9:00 p.m.