

**MINUTES – HOA MEMBERSHIP MEETING**  
**August 10, 2023**

20 – 25 MEMBERS PRESENT

**BOARD MEMBERS PRESENT:**

Wally Northam, President

Kyle Werner, Treasurer

Matt Whitney, Secretary

Brad Richardson, Board Member

Bonnie Delashmit, Board Member

Angie Halford, Board Member

- I. **CALL TO ORDER** – Wally called the meeting to order.
  
- II. **APPROVAL OF MINUTES OF MAY HOA MEETING** – The minutes were printed for attendees to review and then approved by the board.
  
- III. **TREASURER’S REPORT** – Kyle Werner – Kyle reviewed current balances in checking account and money market account:  
  
\$66K in CHECKING ACCOUNT  
\$20K in MONEY MARKET ACCOUNT  
  
A list of current operating costs was provided for residents to review.  
  
Approximately \$25K was spent on storm cleanup and repairs.
  
- IV. **REPAIRS/IMPROVEMENTS** – Wally informed the residents that a \$5.5K fence repair contract was approved for this fiscal year, and we will select areas with the most damage or rot in the next few weeks. The temperatures and humidity have delayed staining of the repaired bridges and fencing but we will address those in the fall. Volunteers to assist are welcomed.
  
- V. **SAFETY COMMITTEE** – Wally stated that speed bumps were provided by a neighbor’s donation without any HOA expenditure. There had been concerns raised about legality and he has spoken to OBPD and the city. There were no issues with them from either. The city did state that they can conduct surveys for possible permanent installations in the future. A motion was made by residents to use the temporary ones on Halloween with the increased traffic flow. No objection was made from anyone present, and the motion passed.
  
- VI. **SOCIAL COMMITTEE REPORT** – Kathy Arnold was not able to attend. Hollie Whitney mentioned that the ice cream social was still in the works, but it would be delayed or cancelled if the hot temperatures persisted. Continue using Facebook and Remind for future neighborhood activities.
  
- VII. **CIVIC COMMITTEE** – Bonnie gave an update on covenant changes and amendments. The attorney has said that covenant 28 was never considered in past questions regarding the possibility of amendments. Considering this, changes could be made but it will require a majority vote of residents (97 homes).

Wally noted that this process will take time and consideration to draft any proposals and get them out for consideration by the residents.

- VIII. **BEAUTIFICATION COMMITTEE** – Wally reiterated that some fencing replacement was approved. Based on current bids, replacement of 6 sections was approved.
  
- IX. **OTHER ITEMS** – Wally informed the residents that Chad Deaton had joined the board and filled the VP vacancy. Matt informed everyone that our website was in the process of updating. General reminders about property upkeep were made and we would address concerns raised about dead trees at the back entrance. Brad will be reviving the “Yard of the Month” and Bonnie gave a reminder about the Alderman meeting on September 19<sup>th</sup> regarding the approval of the gas station at 305 & College. All residents were encouraged to attend and voice concerns if possible.
  
- X. **OPEN FORUM DISCUSSION** – A question was asked regarding the dues increase. The resident was referred to section 4 of the bylaws. The suggestion was made that future increases be based on a percentage basis. Comments were made that this would require more changes, almost annually, due to ever-changing costs.

The Facebook policy was also mentioned, and that more diligence was needed in adding and removing members. Some group administrators were present and said they would work with Carra on better monitoring.

Wally reminded everyone that our next meeting is currently scheduled for November 9<sup>th</sup> and that elections for 2024 will take place at that meeting.

As always, the HOA Board members would like to thank every HOA member who attended this meeting. We look forward to seeing you all again in November!