

## Clayton Pond HOA Meeting Minutes

January 9, 2024 – Charlotte Goddard's home

**Attendees:** Melissa Grimes, Monty McKinzy, Paul Qualls, Charlotte Goddard, Ben McCarley, Terry Culbertson, Karen Lacy

**Call to Order:** Paul Qualls at 6PM.

**Approve November 9, 2023 meeting minutes:** Motion by Charlotte Goddard. Second by Karen Lacy.

**Financial Report:** Presented by Charlotte Goddard

- Water bill spiked in December, and it may be due to sprinklers that were recently repaired in the 2nd street front entrance. If it is still high in January, we will need to investigate where leaks are occurring.
- Discussed different options to reduce monthly expenditures, based on proposed increases to HOA dues. A subset of expenses (~\$5200 per summer) can be saved by performing pool maintenance ourselves. We can delay the removal of dead trees (\$6300), 2<sup>nd</sup> street renovations (\$5000), and updating covenants (\$3000), to save expenses. No formal action taken at this time.

### Old Business:

- Communication (website/newsletter - Terry, Melissa) – Melissa proposed a newsletter in January, but we decided to postpone until closer to annual meeting. The HOA website is operating fine. Terry has taken ownership of the Facebook public page, and has recently posted about neighborhood activities.
- Nominating committee (Mary, Monty, Paul)– Continuing to prospect new board members.
- Yard of the Month – The Christmas Spirit award was presented to Chris and Julie Juneau. They received the most votes for best Christmas decorations. If we do this next year, we need to encourage more people to vote.

### New Business:

- Budget needs for 2024
  - Pool bids (Charlotte presented on Darlene's behalf). Bids from following companies:
    - American Swimming Pools - \$7800 (5x per week, open, close, does not include chemicals or restrooms). They also provided bids for servicing 1 and 3 days a week.
    - Northwest Pool Management - \$12,000 (5x per week, restrooms as needed, does not include chemicals. Extra fee for opening prior to Memorial Day or closing after Labor Day.
    - Poolwerx – Variable but more limited services. 1x per week= \$350 a month, 2x per week = \$800 a month. Does not include restrooms.
    - Pool Envy – 1x per week = \$750 per month

- Regan Killackey (2023 pool maintenance provider) – Still waiting for bid, but expect it to be very competitive to the other bids.
- Lawn Bids- Three bids for lawn care. Current provider, Pioneer Lawns, raised their fee by 5% (~\$1000), which is a reasonable cost adjustment.
- Monty provided an overview of maintaining the evergreen trees along 2<sup>nd</sup> street. There are many smaller trees growing in between the evergreen trees; and, if left unattended, will eventually smother the evergreens until they die. He is proposing to remove the smaller trees and spray them with a chemical, so they don't grow back in the same location.
- Monty also discussed the erosion control around the big pond. He will contact the City of Edmond to see if they will repair the erosion near the drainage pipe.
- Terry stated there is a possible water leak in the Sheffield Ave cul-de-sac. He will call the City if the leak continues.
- Paul stated he has the contact name and phone number of the Petroleum Club construction company, if we identify any problems due to their construction.

Annual Meeting – Try to reserve a space at St. Luke's Church (same location as last year) around March 2.

Cleaning Day – Proposing April 6.

Next Meeting – February 13. Need to confirm location.

Meeting Adjourned: 7:15PM