

Clayton Pond HOA
February 6, 2024 6pm Darlene Rose home

The meeting was called to order at 6pm by President Paul Qualls. Board members present were Karen Lacey, Darlene Rose, Charlotte Goddard, and Melissa Grimes- Quorum was met. Additional home owners present were Stan Holden, Monty McKinzy, Dave and Darena Hanson, Stephanie and Mary Meritt.

Secretary minutes from January 9th 2024 meeting were provided to those present and were approved by Charlotte and seconded by Melissa.

Charlotte provided the treasurer's report. Charlotte anticipates the utilities and mowing prices will increase this next year and voiced her concern of lack of funds. There was lengthy discussion amongst the HOA board members of how to minimize HOA expenditures as well as the need to increase HOA dues for the upcoming year. Major expenditures are utilities, mowing and the pool. The HOA also has had problems with sprinkler system over the past year resulting in higher water usage and sprinkler repair costs. The HOA board did get several bids for lawn maintenance and pool care. Pioneer lawn care and Regan_Killackey were the most cost effective and will be fulfilling the duties for the 2024 calendar year. It was suggested to have an announcement at the annual meeting for Clayton Pond homeowners to call HOA board members immediately if a leak is noted so that repairs can be started promptly. Currently dues are \$550 a year and the bylaws allow the HOA Board the ability to increase the fees by 12.5% without a homeowner vote. This will bring the annual dues to \$618 a year for 2024 dues bringing the total incoming revenue for HOA budget to \$67,980. Charlotte stated she is willing to work with homeowners on a payment plan if needed to pay the annual dues. Karen voted to approve the treasurers report and Darlene Seconded. The board unanimously approved to raise the Annual dues to \$618 for the 2024 year. The board also discussed fishing for the pond and all agreed to continue to allow fishing for now and we will reassess if pond fountains become costly.

Members of the Board discussed the need for a 5-year capital improvement plan to manage funds and improve the HOA common areas. Some items that have been discussed needing attention in 2024 are the front entrance-landscaping, pond maintenance due to erosion, and trees that are dead that need to be removed. Several trees were removed last year but 3-4 trees remain and could be a safety hazard. The front entrance does need to be professionally landscaped and there is a \$500 bid from Nelson Landscape to draw up landscape architecture design – The board agreed to go forward with the design in anticipation that the HOA can provide some of the work to decrease costs. The ponds have some sink holes and erosion along the banks- Monty stated he will call the City of Edmond and have them look at the pond and provide some suggestions.

The nominating committee (Mary, Monty, and Paul) provided names for the upcoming 2024-2025 board members. These are Ryan Baggett and DaRenda Hanson- Charlotte commented that we will need bios on these two before the annual meeting and she will make the ballot for voting. Charlotte, Darlene, Karen, Melissa and Ben wish to continue on the board.

The annual meeting date has been set and will be March 9th at 10am. Melissa will work on the power point slideshow with Charlotte and Darlene. Charlotte to work on the meeting agenda, ballot and email to the HOA members.

Future dates: Easter March 30

Annual Clean Up April 6

Fishing Derby-TBD

Lawn of the Month- April

Pool Opening- Labor Day weekend. May 25th

Meeting adjourned at 7:30pm. Next meeting is March 9th at 1000.