

## Clayton Pond HOA Meeting Minutes

August 1, 2023- Charlotte Goddard home

The meeting was called to order on August 1<sup>st</sup>, 2023 at 6:05pm by V President Karen Lacy. The following members were present: Karen Lacey, Charlotte Goddard, Darlene Rose, Ben McCarley, Terry Cuthbertson and Melissa Grimes. A quorum was established. Additional people present were Stephanie Meritt, Mary Meritt, Lana Ellis and Paula Sander. President Paul Qualls was absent.

Darlene provided secretary's minutes of the last HOA meeting of June 20<sup>th</sup> to all people present. Minutes were reviewed and approved by Charlotte and seconded by Terry.

Charlotte provided an overview of the treasurer's report. She stated all the HOA annual dues are current. There is approximately \$35,000 in the bank to pay expenses until the next HOA dues. Charlotte stated the July and August bills tend to be more costly. Expected expenses remain for utilities, lawn maintenance and pool cover.

Old Business:

Improved Communication was discussed by Terry and Melissa. They are having difficulty with HOA and Facebook sites but will be getting with Renee Painter to get access. Melissa is still interested in emailing a quarterly newsletter to HOA homeowners and plans to focus on upcoming events, featured businesses, and HOA news. Goal is to have newsletter ready by 9/1/23. HOA website is outdated and will need updated- new pictures and news. Darlene reported all HOA minutes are current on the site.

Second street sprinkler system has been repaired. A big thank you to Stephanie Merritt for working with contractor Quinton on this project. Cost to repair was \$1500. Commercial grade sprinkler heads were placed where broken heads were from lawn mower abuse. This is part of the ground work needed so new landscaping can begin when able. Paul to speak with lawn mowers about sprinkler head abuse. Ben McCarley stated he was willing to check sprinklers after the next mowing for any damage. Mary Meritt commented that the sprinkler settings were adjusted to water daily at 4am for 15 minutes per area and asked for all to respect current watering cycle.

Bagworms were found throughout the Clayton Pond neighborhood so the board asked Monty Mckenzy about spraying trees. He did spray the trees along Second street, pool area and the Sooner entrance for a price of \$500. It is noted that the bagworms are now gone. A Big Thank you to Monty. Several dead trees remain in the neighborhood and will need cleaned-up/removed.

RV/Trailer/Car parking was discussed. Listed in the Owners Certificate and Restriction for the HOA on the Clayton Pond website, page 3 states "No parking and/or storage of trailers, boats and/pr vehicles which are not normally used as everyday transportation will be allowed on streets, lots or common areas except where adequate screening has been provided, and the Building Committee has given their approval thereto. No mobile homes, campers, boats or trailers of any type shall be permitted to be parked in front of any building line or any vacant lot." The HOA members discussed how it creates unsightly views as well as visual safety when parked on the road. Karen Lacy suggested that President Paul speak with the homeowners that have the repeated issues. Ongoing noncompliance could result in Civil legal case. This HOA restriction will be added to the September newsletter for information.

Ben has been working with the pond fountain and states it may have been repaired under warranty. No bill to date. The pond fountain has had repeated problems due to fishing line getting caught in the motor. Alternative measures have been tried to reduce fountain repairs. Thanks to Ben for his diligence on this project.

New Business:

Congratulations-Yard of the Month for August was presented to Brian and Amber Cogbill at 4100 Devon. It is beautiful and they have been doing lots of work this summer. Now they are focusing on their back yard and rebuilding their pergola. Mary Piotrowicz has been instrumental on this project. Great job Mary!

Block captains were discussed as a way to meet new homeowners and keep individuals current with HOA news. It was decided to try the newsletter with better communication first but the HOA board members could take sections of the neighborhood and provide the initial contact with new owners/renters. HOA Directory was also discussed and members of the board did not want their names in any directory, therefore no directory is needed. Charlotte made the motion and Terry seconded it- all voted and concurred.

Darlene reported she was informed by home owner that pit bull dogs continue to get out and come into her yard with her small children. Home owner is trying to be a good neighbor and is scared to contact to police or animal control. She is wanting assistance from HOA. Board did discuss her concerns and Melissa stated she is willing to help intercede by going to house when dogs are out and will call animal control when there is a problem.

Fall Cleanup was discussed as a possibility in late September/October- there are trees and bushes that need clean up. Darlene stated there are several trees near the first pond (large cottonwoods) that need attention but may need professional care. Mary suggested it would be beneficial to get tree removal/clean up bids. All agreed. Mary and Darlene will mark the trees with tape needing attention. Mary and Darlene will contact tree service companies and get estimates for the board and report at the next meeting. Mary has contacted OG&E about tree removal within the power lines- she is waiting on response (8-10 weeks lag time).

Mary reported she is obtaining prices for the pool cover. She thinks it will be approximately \$5000. Melissa reported the pool electrical outlets do not work- Charlotte stated she will contact Gene Painter to look at them. Lights inside the pool have been set to a timer and are working great. Darlene reported the pool video system is very old and has asked Larry Williams for video suggestions. Larry stated the video system has been there for at least 10 years and is outdated. Pool closure will be September 5- Regan will be closing pool.

Additional items- Lana discussed the Second Street entrance is in need of trimming with weeds along the edges and in the center island. She was informed the weeds were sprayed and waiting for them to die prior to cutting them back.

Meeting was adjourned at 7:40pm. Melissa made the motion and Terry Seconded. Next meeting will be September 19, 2023 at Charlotte's house.