

## Clayton Pond HOA Meeting Minutes

September 19, 2023 at 6pm- Charlotte Goddard home

The meeting was called to order on September 19th, 2023 at 6:03pm by V President Karen Lacy. The following members were present: Karen Lacey, Charlotte Goddard, Darlene Rose, Ben McCarley, and Paul Qualls (late arrival). A quorum was established.

Darlene provided secretary's minutes of the last HOA meeting of August 1st to all people present. They were previously emailed to all HOA Board members prior to the meeting. Minutes were reviewed and approved by Charlotte and seconded by Karen.

Charlotte provided an overview of the treasurer's report. There is approximately \$23,440 in the bank to pay expenses until the collection of 2024 HOA dues. Projected spending for the HOA bills should be \$13,840 for the rest of the 2023 year- leaving \$9600 to begin the 2024 year. Expected expenses remain for utilities, lawn maintenance and pool cover as well as refilling the pool with water. Charlotte commented that there was a leak on the Second street and the water bill was over \$1000. She stated the water bill was very high this past month and has asked the city for leak forgiveness assistance, she is waiting on response. Charlotte asked that the board think of 2024 budget needs. Items mentioned were pond maint, pool security, pool bathroom floors, complete the tree trimming needs and second street landscaping.

Old Business: Second street sprinkler system has been repaired and a new rainguard sensor was added to avoid watering the greens after rains. Thank you to Ray and Mary Meritt.

Four estimates were received for tree trimming within in the HOA. Several trees are too large for homeowners to trim. The trees needing trimmed or removed were marked with orange tape a couple of weeks ago. Charlotte and Darlene presented the estimates to the board members via email and it was discussed at the meeting. It was decided to award the lowest bid to the Forest Tree Service for a cost of \$3900. This will not include the Cottonwood trees near pond 1 due to cost prohibited- these will need to be trimmed next year 2024 budget. Ben made the motion to proceed and Karen seconded. Charlotte will contact Forest Tree Service to begin trimming.

No report from Terry or Melissa on Website or Newsletter.

New Business:

*Congratulations*-Yard of the Month for September was presented to David and Jeannie Gallman at 4104 Ainsley. Both are Master Gardeners and their yard shows it. Beautiful flowers and yard!

Fall Cleanup was discussed as a possibility in late September/October. Many of the items needing cleaned up are dead limbs on trees, removal of trees and low hanging branches, but much too large for HOA to tackle. Tree bids were obtained as stated earlier. All in attendance denied need for fall cleanup. Concern was discussed about the sand on the HOA bridges, specifically the Sheffield bridge. Karen will contact the city about the sand and dirt that has sifted from Petroleum Club building site and see about clean up.

Pool was closed for the season on September 11. Regan will close the pool for winter, clean the pool filters and put away furniture. He did inadvertently drain the pool water entirely and now it will need to

be refilled for winterization. (Sump pump was strong) He will not be paid his last \$250 for maint in order to compensate for the water refill. Pool cover from Leslie's Pool Co was discussed and Charlotte will order this week. Price \$5399.98. They will install it too. Darlene discussed the need for an updated list of Admin Keys and Fobs for the pool. She will work with Larry Williams and update. She also discussed the outdated pool security system and asked Larry for advice on new system. He emailed Darlene specs of the video system that they use at Tinker and stated it costs about \$600. Board Members agree that this could be purchased next year to ensure safety and security. It was also discussed that we should look now for a pool maint person for next year. Ben stated he may have a person that would be interested and Charlotte will check at Leslie's pool.

Additional items-

House on Ainsley Court looks better. Yard is mowed and trailer has been moved. Still has a car with flat tires in driveway. Charlotte did send a pic and letter to the home owner.

A couple of water leaks are noted. One on Eaton and the other on Devon. Both leaks are reported to the city and are not HOA responsibility.

Meeting was adjourned at 6:52pm. Karen made the motion and Paul Seconded. Next meeting will be November 2, 2023 at Charlotte's house.