

## **CLAYTON POND ANNUAL HOMEOWNERS ASSOCIATION MEETING**

March 9, 2024 at 10:00 am at St Luke's Methodist Church  
900 Sooner Rd, Edmond, OK

All attendees signed a registration sheet. 35 residents were present.

The meeting commenced at 9:05 a.m.

Handouts available were the last annual meeting minutes, 2024 financial statement/budget and ballots for voting new board members.

The agenda was on the power point presentation.

Welcome and Introduction of Current Board Members– Paul Qualls, Board President

Current Board Members Present

- Paul Qualls
- Darlene Rose
- Charlotte Goddard
- Karen Lacy
- Melissa Grimes

Absent was Ben McCarley and Terry Cuthbertson. A quorum was established.

Karen Lacy reviewed the meeting agenda and provided a reminder that the Board Members are volunteers.

Darlene Rose discussed the HOA responsibilities of what the board responsibilities.

The secretary minutes from the 2023 annual meeting were distributed as well as emailed to HOA homeowners prior to the meeting. The attendees were told that the minutes were posted on the Clayton Pond website at [www.claytonpondhoa.com](http://www.claytonpondhoa.com).

### AUDIT REPORT

Charlotte Goddard was introduced to discuss the audit of the HOA finances. Monty McKenzie and Renee Painter (both present at the meeting) audited the HOA treasurer's books and verified that all revenue and expenses were in order and the audit revealed no discrepancies. All balanced for both accounts of checking and savings.

### TREASURER/FINANCIAL REPORT

Charlotte Godard, Treasurer reviewed the finances for 2023. She reviewed the expenditures for the year emphasizing that the HOA started with a balance of \$9368.29 from carryover of 2023. The increase in utilities was significant but by contracting and bundling some of our contracts like mowing/weed control, we were able to maintain expenses. Planned budget for 2024 is \$77,351 with expected expenditures of \$67,0520 with an ending balance of \$10,299.29. There is currently \$1627.24 in the Savings Account. See attached financial report.

For 2024: Charlotte reminded everyone that the dues increased 12.5%, within guidelines, to \$68 increase, so dues in the amount of \$618 are due by April 30<sup>th</sup>. Invoices have been mailed. Charlotte opened the floor to questions, but there were none. Key fobs for all who are current with dues will be activated prior to the pool opening Memorial Day weekend.

Looking forward, expenses for 2024 include:

- Repair and or replacement costs for both fountains continue to be one of the HOAs largest expenses and board agreed to continue with fishing and leaving the fountains run unless

finances prohibit expenses. Over the past 10 years, it has cost the HOA \$13,000. to repair. Utilities and insurance have also increased this past year.

- Several dead trees which pose a safety and visual aesthetics will need to be completed this year. The remaining 4 trees to be cut down this spring will cost \$6300. Bids were obtained last year and Forest Tree Service will return to complete the work. Not only were they the least expensive, they were also the most comprehensive in their detailed bid.

Melissa Grimes spoke of the 2023 HOA accomplishments that include the purchase of a new pool cover (\$5399), Sprinkler repairs, grass seeding near the pool, Yard of the Month program initiated by Mary Piotrowics, Christmas lighting award, tree removal of several dead trees (\$2900) and the usual neighborhood events of Easter Egg hunt and Fishing Derby.

Darlene Rose then discussed the 2024 Goals with photos included in the power point.

Continue to remove 4 dead trees

Improve the Second Street entrance for sound and safety features

Initiation of Second Street Entrance Beautification (Nelson Landscaping is working on the plan)

Pond erosion along Pond 5

Some of these goals are short term but other items that will need to be looked at in the future is completion of Second Street Entrance then continue to Sooner Road Entrance. Revision of the HOA Covenants and completion of pond erosion. All these are costly and cannot be accomplished within a year on the HOA budget.

Darlene briefly explained the By-laws and Covenants are from 1991 and discussed the need to make revising our Covenants a priority. She has contacted an HOA attorney and price is billed by the hour of \$280/hr. She recommended a meeting with the atty and then a team to look at current covenants and bylaws prior reconvening with atty.

Karen Lacy then recited the Election of HOA Board Member Bylaws and Introduced individuals interested on being on the board and asked for any floor nominations. Ballots were dispersed -one vote per household. Interested individuals were Karen Lacey, Charlotte Goddard, Darlene Rose, Denise Grimes, DaRenda Hanson, and Jim Svetgoff.

Since there were slots for seven board members and seven nominees on the ballot, Karen made a motion to accept the slate as presented and the motion was approved.

#### UPCOMING ACTIVITIES - BOARD

- Neighborhood Cleanup Day April 6<sup>th</sup> at 9 a.m. and work for 3-4 hours. Hamburgers afterwards to those who help. Meet at the pool!
- Fishing Derby- May 25<sup>th</sup> at 10 a.m. Ray Thornton wants helpers and would appreciate donations of prizes. Mark calendar for May 2023.
- Easter Egg Hunt Saturday May 30<sup>th</sup> at 10 a.m. on Pond #4. Prizes will be given.
- Fall Fest-Good turnout the last 2 years and we look to continue that momentum of getting neighborhood families involved.
- Neighborhood garage sale TBD.
- Annual Dues/\$618 by April 30-Invoice mailed.

Karen Lacy reminded everyone about the [claytonpond.com](http://claytonpond.com) website. Then announced the new board who will meet immediately after this meeting to elect officers and set a date for their first meeting.

Paul thanked everyone for coming and adjourned the meeting at 11:05 a.m.

**We would like to invite you to a Board meeting. Meeting agendas including time and place are posted 15 days in advance on the website and at the pool. Please come. Meetings are open and adhere to Robert's Rules of Order.**

### 2024 HOA Officers

President- Melissa Grimes

Vice President- Karen Lacy

Treasurer- Charlotte Goddard

Secretary - Darlene Rose

Members at Large:

Ben McCarley

DaRenda Hanson

Jim Svetgoff