

# Clayton Pond HOA meeting July 21, 2022

Charlotte Goddard's home

Call to order - 6:06pm

Board Present: Nathan McBroom, Mary Meritt, Darlene Rose, Stephanie Qualls, Charlotte Goddard, Karen Lacy, Derel Schrock

Special Guests: Monty McKinzy, Stan Holden, Larry Williams, Rhonda Markum, Mary Piotrowicz, Lana Ellis

Quorum established - yes

Approval of minutes from last meeting: Charlotte motioned to approve minutes, Mary second; all approve

Topics raised to speak on: rentals, directory, planning commission, TV at pool

## Reports of Officers

1. Financial Update - Charlotte presented financial worksheet and explained budget including discretionary money we have available. We will be able to pull discretionary funds if needed to pad actual budget for the year. Our shortage is due to extra pool expenses such as: new vanities for bathrooms, new pool furniture, cedar posts, new chlorinator, and filters. We did employ a painter, this was the only extra person we ended up needing to hire. All other extras were done by neighborhood volunteers. Monty McKenzie asked - if we would not have had the extra expenses on the pool, would we have been fine for next year's budget? Yes, it would have been fine. We will be slim for next year but should be ok.

Are we still waiting on some to pay the pool assessment? Yes. 2 homes have not paid pool assessment and 3 have not paid their homeowners dues. We are charging \$10 extra per month.

## Committee Reports

## Unfinished Business

1. Stop sign and traffic monitoring: nothing back from Tom Minnick yet. We might be interested in replacing signs, but we do not want to move forward with any type of traffic control or warnings without the city.

2. Pool committee report. At this time, we do not have enough volunteers to check the pool for our weekly monitoring. Sprinklers are going to be replaced. We will try to do the replacement on an evening that is not typically busy. We have still been taking pool samples to Leslie's Pool Supply to check our water levels. We have been worried about the hardness of water, but it is fine. We have had lots of good comments on the pool renovation. We need a no vaping sign again.

3. Darlene update on trees. Tom Minnick agreed to take the dead tree down but we are not sure when, but hopefully soon. Tom Minnick is on the Edmond city council.

4. Sooner entrance. Karen Lacy pulled out Bermuda grass. We have posted on the website asking for suggestions for updating the landscaping of the entrances. Mike Ellis has done some weed eating and general clean up. Darlene Rose will paint signs at both entrances when it gets cooler.

5. Attend Petroleum club meeting: Mary and Charlotte attended. They are adding 12,000 square feet of new parking lot. 110 parking places with a 70 foot buffer, and they are talking about updating the sewer for new customer traffic. They are still in the planning stage and will need to present their plans to the city council.

6. Yard maintenance. Darlene is concerned about grass clippings being blown into the street and then ending up in our sewer and our ponds. Also concerned with some houses looking unkept with trash in their yards and grass that is too high. Can we put a reminder out to clean these up. Suggestion by Mary Piotrowicz: we could try to do the home of the month club sign to encourage homeowners to take care of their properties. Darlene recommends letter to homeowners. Nathan believes the most effective way to handle situations such as these are person to person communication. Mary recommended getting the neighborhood alliance guy to come to our next annual meeting to share how we can handle situations like this. Karen and Lana recommended if you see a neighbor that might need help, ask them if you can help them. Mary has a sample letter we could use if necessary, but we do have to be very careful on how we tread on people. Legally, and possibly best practice, is to contact the city if a yard is out of city ordinance and let them notify the homeowner. We will send out an email blast to begin with and add, if you have a hardship, let the HOA know so we can help.

7. Rentals. Rhonda Markum voiced concern for the number of rentals we have. We have 10 rentals for sure at this time, possibly one more now. She is concerned about how they take care of their homes. Charlotte does have contact information of the homeowners and will contact them if there is an issue. We can't cap number of rentals

unfortunately. Rhonda is also concerned about speeding motorcycles in the neighborhood. Recommendation: please let Charlotte know and she will try to contact them. If it is a city endorsement issue, we will let the city do their job.

8. Directory: Damon had started working on it, but now we need to see who can do this. Mary Piotrowicz volunteered to help with this. She recommends one per household and charge extra if they need another. It can include address, name, phone number. Is there some sort of permission you need to have this distributed? We could knock on doors and get it approved. But we do not really need to have it in paper, maybe just on the website with it being secured. Charlotte will contact her about this.

#### New Business

TV donation to pool. Larry wants to mount a T.V. at the pool so people can enjoy sports and such coming up events. It would be there only during pool season. Questions: what channels, how will it get service? It would stream from anyone's phone. It would connect wirelessly. Approved

New web master. Renee is taking a break, so we need a new person. Any recommendations? We need to put it out on the website we are needing a new website volunteer. We need by end of august.

Open item.

Announcements. Derel. He has chosen to put a wrap on his box. When this is done, we can show people what it will look like.

Mary wants to Personally thank Monty, Stan, and Paul for the Stomprud's erosion issue. \$30 expense.

Karen... dead tree around pond. Is this on HOA property? Yes. We can take it down if it is dead.

Derel. Would like a Roster of membership. Lana will bring him one.

Darlene will bring a welcome basket to next meeting to show everyone.

Next meeting: September 1st, Thursday, 6:00, Charlotte's house

Adjournment: Mary motion to adjourn, Derel second; all approved 7:54