

Clayton Pond HOA Meeting  
July 28,2020

The CPHOA board meeting was called to order at 7:03 by Monty McKinzy, president.

1. Monty welcomed Paula Yager Sander as our new board member to our meeting tonight. Board members present: Monty McKinzy, Charlotte Goddard, Denise Peabody, Mary Meritt, Paula Yager Sander, Jim Albee. Special guests: Mike and Lana Ellis.
2. A big thank you to Charlotte Goddard for hosting the meeting tonight.
3. The minutes from the annual meeting on July11,2020 were passed out to the board members and a motion was made by Charlotte Goddard to approve, seconded by Mary Merit and unanimous vote to approve.
4. Financial report by Charlotte Goddard, treasurer: All dues have been paid by CPHOA residents except for 1 resident. A reminder notice will again be sent to this homeowner. Also Charlotte stated that we have \$1400 more dollars than the same time last year.
5. Pool Report: Mike Ellis and Mary Meritt reported that the gutters have been installed by the bathroom doors and the pool house and the roof of the pool house has been repaired. The door frames to each bathroom door have been repaired and painted. There was mention the rails on the steps of the pool are loose. Mike stated they had been repaired but continue to come loose. When the pool is remodeled this will be taken care of. In the meantime we will try to keep it repaired as best we can.
6. Proposed Playground discussion: Monty McKinzy stated that there are several families asking about building a play scape/play ground near the front entrance by the pool. Charlotte Goddard talked to our insurance company, State Farm, and the insurance representative thought that the cost would not be much higher than it is now.

Mary Merritt did some research on playgrounds. It was suggested that the HOA talk to an attorney to see what the neighborhood liability would be. She

stated her research indicated that it would have to be built to code and inspected, but was not sure what Edmond policies were regarding that issue. She stated that in other states there are a lot of regulations and liability associated with a playground in neighborhoods. The cost of a playground is very expensive to build. You must have a certain type of ground covering for the playground such as mulch, or rubberized mulch You can go to [www.cpsc.gov](http://www.cpsc.gov) and there is a 42 page booklet. On average the increase of the neighborhood insurance could cost an extra \$1200. Charlotte Goddard suggested that we invite these families that are interested in a playground to the next meeting for discussion.

7. Pond chemical cost vs Turner cost YTD - Monty estimates that the cost of chemicals for the pond this year has been approximately \$1400. Monty stated that pond # 1 has been hard to control the algae and plant life due to lack of water in the pond. It is very shallow, therefore the chemicals don't work well. Pond # 6 gets a lot of plant life and scum also. This pond does not get hardly any runoff from the street, and also continually gets dirt and debris from the neighboring acreages and the pond at Tuscan Park whenever there is a heavy rain, causing the build up of silt. The homeowner east of pond # 6 is concerned with how stagnate the water it and also complains that there is a fly infection at that pond. It was discussed about spraying around the pond for flies, but it was determined that you would have to spray constantly to control the pond. Monty stated a chemical called Pyrefin will kill the flies. It was also suggested to call Mr. Mosquito to spray for mosquitos. Each spraying lasts approximately 3 weeks. Monty will look in to this and talk to the homeowner.

8. Grass overseeding at pool area and ponds this September: Monty stated that Winfield has some new grass seed that can be used to oversee the grassy area by the pool, on the east bank of pond # 2, the west bank of pond # 3 and any other areas needed. He estimates that we will need two bags of grass seed at approximately \$75 each. He plans to oversee these areas in September.

9. Octoberfest: Due to the Covid 19 virus a motion was made by Charlotte Goddard to cancel the Octoberfest this year; seconded by Denise Peabody and unanimous vote by the board.

10. Garage sale: there was discussion that the participation for the CPHOA annual garage sale has not been very good in past years. Perhaps there could be someone from the neighborhood that would be willing to head up organizing and advertising the neighborhood garage sale. This will be tabled for later discussion

Open discussion: Jim Albee was concerned about how fast people drive coming in the front entrance and down Eaton. He is especially concerned about the new family with children on the corner as you go around on Eaton. This has been discussed several times in the past. There are 25 mph signs throughout the neighborhood.

Monty brought up Ray Thornton's suggestion at the annual meeting regarding Adopt a pond. There was no interest shown in adopting a pond at the meeting. There is a lot of trash around the ponds, from people fishing, etc.

Mary Meritt made a motion to adjourn the meeting at 8:30 and Jim Albee seconded, unanimous vote by the board. Next meeting scheduled for Tuesday evening Sept 8 at 7:00 pm at the home of Charlotte Goddard.

Respectfully submitted

Denise Peabody , Secretary CPHOA