

## Clayton Pond HOA Meeting

Place: Charlotte Goddard's home

Date & Time: March 1, 2022 at 7:00

### I. Call to order by President Denise Peabody at 7:06.

Board Attendance: Denise Peabody, Mary Merrit, Charlotte Goddard, Mike Ellis, Stephanie Qualls

Board Absent: Dameion Briggs, Paula Sanders

Guests: Karan Lacy Derrell Schrock, Lana Ellis, Nathan McBroom, Renee Painter

### II. Quorum. Yes

### III. Approval of Agenda

- additional items added - snow plowing - Motion by Mary Merrit and Second by Charlotte Goddard; Approved by all

IV. Approval of Minutes: Motion by Charlotte Goddard and Second by Mike Ellis; Approved by all

### V. Treasurer's Report by Charlotte Goddard

Charlotte handed out the Revenues and Expenses spreadsheet for the 2022 Budget with a predicted ending balance of \$14,417.07 at the end of 2022.

Beginning 2022 Balance - \$20,568.07

Collect total of - \$57,753.00

Budget expenditures - \$78,321.07

Ending Balance of - \$14,417.07 to begin 2023

All dues have been collected from last year. If neighbors have any questions concerning payment of dues, have them contact Charlotte. Charlotte asked for questions. Motion to approve budget was made by Mary Merrit, Second by Mike Ellis; all approved

### VI. Standing Committee Reports (when needed)

Beaver Update - no more sightings have been made since the removal of the 4 beavers. They do have the ability to take down a tree overnight. The large pond does have major problems due to the beavers so we will need to project what to do concerning the issues created. We had a discussion with the Tuscan board to ask them to deal with their problem also. They are not planning on doing anything about it at this time. We will need to get some advice if it continues to be a problem.

Welcome Committee Update - no update. Waiting for COVID scare to pass again. We would like one or two people per street to make cookies for new homeowners.

Pool - handed out pool contracts. See further information on the contracts below in the

## Pool Maintenance section.

Pond Erosion - Monty McKenzie knows a company to recommend, check with him to find this information. Charlotte has a company to recommend too.

Status of Fountains. What's is happening with them. Best to leave them on during ice. Gene is checking to see if there is something wrong with them right now.

Charlotte will call Justin to have him fix what is wrong after it is checked out. Light on 2<sup>nd</sup> St is not working again. Gene is checking on this too. City of Edmond said the fuse is probably tripped.

Pool bathrooms/mechanical rooms. They will be updated closer to the pool being completed. Mary is starting tomorrow to pull stuff out of rooms before renovations begin. Charlotte offered to help in the afternoon. The sewer out front of the pool house needs to be fixed. Costs \$400 to \$500 each year to fix.

We need signs up to not put tampons or baby wipes in the toilet, these keep stopping the sewer up.

Landscape Committee-sprinklers ... Denise will bring Christmas decorations to someone to store. She also has the memorial bench ready to install.

## Unfinished Business

Update on pool assessment - 14 homes have not completed their payment, possibly 4 have paid nothing. Our down payment of \$7000 has been paid, and we have enough for the next installment.

### Pool Maintenance Contract - Action item

A. Regan Killackey \$5350.00 which includes several extras he does for us. He is good about taking care of the pool and responds well to a call if something is not done. Motion to stay with Reagan by Mike Ellis and a Second by Stephane Qualls; all approved.

B. Pool Envy \$750 per month. If we used pool envy we would need to get volunteers to help with cleaning pool filters consistently, open pool, close pool, etc. Pool Envy will open the pool this year.

Status/Update on the Property North of Clayton Pond. Lender is still working on paperwork and it should close by the end of March. There is still the possibility of joining neighborhoods but not definite at this time. Conversation needs to be made concerning having another entrance to that property, their access to our pool, our access to their playground if they have one. We need to come up with all the questions we can think of to be ready for these discussions when the time comes.

Purchase of furniture, storage shelving, vanities, mirrors, pool cover. These expenses are

extra over the special assessment: Pool covers \$2500, furniture approximately \$3000. Everyone who can please look for bids and ideas. Chimney Hill and Timber Ridge have nice new furniture to look at for examples. Cosco is a good place to look. There is an Oklahoma company that makes good pool covers, Renee painter will look for their information.

## VII. New Business

### 1. Report from Nominating Committee - Mike Ellis, Committee Chair.

They met Feb 21st. In attendance was Mike Ellis, Ray Thorton, Karan Lacy, Nathan McBroom, Cindy McCook (via telephone), and Monty McKenzie. Re-nominated were Mary Merrit, Stephanie Qualls, and Charlotte Goddard. New nominations were Darlene Rose, Ben McCarley, Karan Lacy, Nathan McBroom, Tracy Markam, and Derrell Schrock. The nominations were carried unanimously. More nominations can be made from the floor of the annual meeting. The new nominees were asked to write a small bio on themselves to put on the HOA website. We need to do an email blast to remind the neighborhood to look at the website to see who is nominated.

2. Annual Meeting Planning. March 19th at 10am at St. Luke's Methodist Church. Denise is going to do a PowerPoint for the meeting. Charlotte volunteered to help. We need to advertise this on the website. Renee Painter will help to do this.

Nathan will pick up donuts for the meeting. Mike will handle the coffee.

Registration Table: Charlotte will make a list of all homes in good standing.

Ballot & ballot box: Renee painter will man the table, we will have a clear box for voting.

Door Prizes: we need 4 prizes, Denise will buy 2, Charlotte and Mary to buy 1 each.

Counters for ballots: This needs to be done very carefully, Paul Qualls will be one counter and we will check with Gail to see if she can do this as well. Mary wants to make sure we say on the ballot to ONLY vote for 7 nominees!

We need to be at the meeting by 9:30 to set up.

3. Work Day- set the date: focus on the pool area, including porch covering and 2nd street clean-up. Denise will come up with jobs of importance. Derrell Schrock has a handyman, Mr. Ayers, he highly recommends that can do all the stuff concerning the porch covering. Mr. Ayers works for him. Mary and Charlotte will meet with him to set it up and line out what needs to be done. Our Neighborhood Clean Up Day is set for May 21st at 9:00. Rene Painter recommends we get metal shelves for the storage room.

4. Soliciting bids for the 4 pool rooms. Mr. Ayers to be one of them.

5. Snow removal. Mike will ask a neighbor if he can clear the two entrances. Mike will get back to us on this.

Books need to be audited before the annual meeting. Paul and Gail will be asked to do this again.

**Adjournment**

Charlotte Goddard motion to adjourn: Second by Mary Merrit, all approved.