

Clayton Pond Annual Homeowners Association Meeting
March 19, 2022, at 10 am St. Luke's Methodist Church
900 N. Sooner Rd Edmond, OK

Welcome - Denise Peabody, President

Current board present:

Denise Peabody

Mary Meritt

Paula Sanders

Dameion Briggs

Mike Ellis

Stephanie Qualls

A Quorum was established

Denise Peabody welcomed past members and presidents in attendance.

Stephanie Qualls Read the minutes of 2021 Annual Meeting. A motion was made by Charlotte Goddard to approve, second by Paul Qualls, all approved.

Power Point Presentation of Clayton Pond in review 2021 was presented during the meeting.

Financials presented by Charlotte Goddard, Treasurer. Charlotte went over the past budget and the 2022/2023 budget. Thanks to Mary Meritt we have several contracts that are better deals this coming year. Which leaves us more money for pool needs and erosion issues. She assured us that all homeowners have paid their dues and she takes this very seriously. We will place liens on homeowners if they do not pay. The financial books of the HOA are open for viewing at any time.

Special Assessment Update

We only have eight homes that have not paid the special assessment for the pool repairs. If they do not pay, liens will be placed.

Charlotte opened the floor to questions. There were none.

2021 Audit Report - we recognized the Audit Committee of Paul Qualls and Monty McKinzy. Paul and Monty found the records in good shape. Charlotte continues to balance these to the penny. No questions were asked from the floor.

Motion to approve budget was made by Mike Ellis, Denise Peabody second it, all approved.

Pond Updates

Erosion/Beaver Control: the beavers were an unexpected expense this past year. You cannot kill beavers, so we had to hire a firm to remove them. They caught our beavers and eliminated them. Tuscan does have a beaver issue too but they do not have it in their budget to handle their problem yet.

Fountains: a slide showing the fountain problem was presented, we are asking fisherman to not cast towards the fountain because their lines, and even a fishing pole, gets caught in them. The cost of continued repairs of them can be around \$2800. Monty McKinzy also made mention that if you see trash in the neighborhood, please pick it up. Trash getting into the ponds can short them out too.

Clayton Pond Pool Update - Mary Meritt

Mary expressed her appreciation for the support of the homeowners. The pool repairs will begin within two weeks and is slated to be done to open the pool on time. She would like to make an event out of the first day. More information will be coming concerning this.

New pool furniture is in our future so if you have any ideas you want to share, please do so. We are looking for quality furniture so this will not be a reoccurring expense.

Election of 2022 HOA Board Members:

President Denise Peabody: By-Laws Article IV, Section 1. The affairs of the Association shall be managed by a Board of seven owners, who are voting members of the Association. Board members shall be Voting Members of the Association and shall be current in their annual assessments and any special assessments if currently being assessed and own a home in Clayton Pond.

Section 4. Term in Office: At the Annual Meeting the Voting Members shall elect seven (7) board members for a term of one (1) year.

Mike Ellis, Chair of the Nominating Committee: Introduced the nominating committee.

President Denise Peabody appointed the Nominating Committee according to the By-Laws.

Members on the Committee for 2022 are: Karen Lacey, Ray Thornton, Monty McKenzy, and Mike Ellis, Chair.

Mike Ellis introduced nominees for 2022-2023 in alphabetical order.

Charlotte Goddard, Karen Lacy, Tracy Markum, Nathan McBroom, Ben McCarley, Mary Meritt, Stephanie Qualls, Darlene Rose, Derel Schrock.

Denise: thanked Mike and all who wanted to volunteer to work for the neighborhood. Renee Painter distributed the ballots as people registered. Paul Qualls and Gail Yanko collected the

ballots and counted them while the meeting continued so results could be announced before adjournment.

Renee Painter: Door Prize announcement. 4 door prizes were purchased by Charlotte, Mary, and Denise and awarded to the lucky seats.

Renee Painter spoke on the website. All important events are placed on the website so if you see a red banner on our neighborhood signs mentioning a special event, please see the website.

Nathan McBroom thanked for volunteering to bring Browns donuts and Mike and Lana for providing the coffee.

Denise: Announcement of Special Events coming up:

Easter Egg Hunt - Saturday, April 16th at 10:00 at the large pond.

Neighborhood Workday - this will be held a little later this year due to the pool repairs. It will be May 21st. Hoping to break the record of most volunteers this year which would anything over 32 people. We plan for this event to last 3 hours so the more we have the better. We will have a neighborhood cookout for the volunteers after we are finished of hamburgers and hotdogs at the Qualls home. 104 Berkshire.

Fishing Derby - May 14th at 9:30, large pond. Ray Thornton will be the coordinator. Prizes will be bigger than the fish.

Neighborhood Garage Sale - June 10-11. Sue Thornton has volunteered to head up this event with Renee Painter advertising on Nextdoor and Facebook.

Denise opened floor to questions. Mr. Yanko is concerned about the ATT fiber optics damaged left in his yard especially the uneven sidewalk in front of his home now. Karen Lacy has connections to upper management of AT&T and we will put contact information on the website. She assured us that AT&T will correct issues.

Darlene Rose is concerned about the dead sycamore trees along Sooner Rd outside her fence, worried they are a fire hazard and in danger of falling. She would like to address who can help with this situation.

A question was asked if our well was operational and the answer is yes, thanks to Gene Painter who volunteers countless hours to various maintenance needs of the neighborhood. He did get the well running and does so many things around the neighborhood, he saves us so much.

Thanks go out to him!

We would also like to recognize the efforts Mary puts into our neighborhood and the research she puts into the contracts. She gets at least 3 bids per contract needed. She works tirelessly for us also.

We would also like to remember and thank Denise and her late husband Gary for all the hours they have spent making this neighborhood the wonderful place we call home. The memorial bench is ready to be installed and groundbreaking will be next Saturday.

Thank you to Monty McKinzy for taking care of our ponds. He saves us thousands of dollars doing this work. If anyone wants to become his apprentice, please reach out.

Results of election for the next board are:

Charlotte Goddard - treasurer

Karen Lacy - architecture committee

Nathan McBroom - president

Mary Meritt - Vice President

Darlene Rose

Derel Schrock

Stephanie Qualls - secretary

Motion to adjourn Meeting made by Paul Qualls Second by Mike Ellis. All approved Adjourned at 11:20