

Clayton Pond HOA Meeting May 24, 2022
Charlotte Goddard's Home

Call to Order - 6:05pm

Quorum Established - Yes

Board Present: Nathan McBroom, Mary Merit, Darlene Rose, Stephanie Qualls, Charlotte Goddard, Karen Lacey
Special Guests: Mike and Lana Ellis, Renee' Painter, Larry and Carina Williams, Mr. Rose

Approval of Agenda - Charlotte motioned the agenda be approved; Karen, second; all approved.

Motion by Charlotte to add agenda items at end; Mary, second; all approved.

Reports of Officers

1. Traffic Evaluation - Nathan has not heard back from the city as of yet. He will follow up with the city.

2. Financial Update - Charlotte Goddard. No formal budget report. We have an extra \$5,000 in the budget, our utilities have been down and the water usage should be down this year due to the pool renovation. Most dues have been paid for this year with a few slow pays, a few special assessments are still due also. But overall a very good position at this time. She asked for questions and there were none.

3. Update on the pool and bonding - Mary said all renovation work should be fine with the delay minimal. Our contractor should be able to get things done within the next few weeks, delaying our pool opening by a week. He does say the cracks are handled. The broken up concrete may be repurposed to use for erosion issues at the Stompruds. An unexpected electrical issue was found during the renovation with the electric not being grounded and there was water in the conduit. We may have to do a few more projects on our own and not hire them out, such as painting to save on funds. If you do send contractor recommendations to Mary for work, they must be licensed and bonded. We will have pictures at the next annual meeting to show all the improvements that were done. Improvements are a continual thing.

Committee Reports

Unfinished Business

1. Pool furniture - Larry Williams provided a list of pool furniture ideas and costs last year, chairs ranged anywhere from \$67 to \$488 for 2. More expensive doesn't automatically mean better. Larry requested a budget and he will work up a new presentation for furniture ideas.

Renee Painter has looked at Facebook marketplace and found metal tables and chairs for sale at reasonable prices. She recommended looking into this option also since metal will last a long time. Darlene Rose agrees with metal furniture but does recommend cushions for them. Renee thinks 10 chaise lounges should be enough for our needs. Mike Ellis did mention he did have to weld the table and chairs that are down at the pool last year but they are still usable.

2. Committee Appointments - Monty McKinzey will continue as head of the pond committee.

Pool committee: Carina doesn't want to be contact person. Question: are we going to do a weekly crew to verify all work is being done properly at the pool? If so, the tasks need to be outlined clearly concerning what needs to be checked and done upon opening and closing of pool each day. Also, the person who is volunteering for that week needs to know who to contact if something needs to be done. Charlotte says she can be the contact and Karen said she will be her back up. Families who volunteered to be on the list that night were Qualls, Rose, Williams, Painter, Ellis, Goddard, and Merit. A list will be posted for the official sign up. Charlotte and Mary will make a list of things for the neighbors to do during their week, our checklist needs to be detailed. The cleaning crew is supposed to sign off every day on the things that they do and check.

3. Sprinkler System - Charlotte and Denise Peabody went down and met a repair person concerning the sprinklers. This project will not be expensive. They did get all the sprinkler heads working but some of the heads will need to be replaced. We are wanting to add a moisture detector and do some repairs. This will be approximately \$700. Mike Ellis did say we do have a moisture detector but the battery may need to be replaced.

4. Revisit Stump's - Monty to get estimates for erosion issue, we can hopefully use concrete from the pool to help with this erosion.

5. Party at Pool (opening) - we were still going to shoot for Memorial Day weekend but it looks like we need to hold off until the next weekend, we do not want to rush this renovation. If we put off opening for a week we can be more prepared. Saturday, June 4th was decided on. We hope to have a food truck, maybe snow cones, music, balloons, etc. Renee will put this on the website and Facebook.

Motion to push opening one week to June 4th - Charlotte motioned; Mary, second; all approved.

6. Trees along 2nd Street - Karen got a rough draft for the easements in this area to show who might be responsible for this area. This is a very tricky area for determining responsibility. Darlene is going to check with the county to see if it may be theirs. She will check with the city council also to see if she can get some answers. Charlotte will check with a former neighbor, Hadley.

7. Little Free Library - no new report. Waiting for Melissa Grimes to get back with Nathan McBroom. Possible area to put the library: pool area or by the bench.

New Business

1. Street parking on Sheffield - Lana had 3 phone calls from people who could not get through. There is really nothing we can officially do about public parking on streets.

2. Pit bulls roam free - handled before meeting.

Motion to add items to agenda by Charlotte Goddard, Mary, second; all approved

A. Key Fobs - Larry Williams is to handle key fobs again this season as he did last year. He did a wonderful job. He says he has plenty of fobs left. He will not be activating any residents who have not paid their yearly dues. Lost fobs will cost \$25. New residents will not be charged for their new fobs.

B. Rentals - 2 new rentals on Berkshire, we have 9 rentals in the neighborhood now.

C. Email Blasts - Charlotte has sent out a few blasts, Karen Lacey said she can help with blasts. Darlene said the Facebook page is a great way to communicate to neighbors. People need to follow to receive the posts. Our site is Clayton Pond HOA of Edmond. Nathan said he can be the administrator of the Facebook page.

D. Welcome Committee - Lana. Lana would like a sheet to give out to new neighbors with emergency numbers and neighborhood info, etc. Lana and Darlene are going to work on this and she asked if anyone wants to help please let her know. Charlotte said she will help. Larry wants to drop off key fobs so Lana can add them to the basket.

E. Renee' wants to formulate a committee for redoing the front entrance and its landscaping. Nathan doesn't think we need a new committee, we just need to speak with the landscape committee to look into this. Renee would like to see this be a community effort and request ideas. Renee' will speak with Denise Peabody on this.

Announcements

Denise will make a list of things that need to be done on the work day this Saturday beginning at 9. Meet at the pool house. Plan on 20 people to eat.

Next meeting: Wednesday, June 22nd, 6:00. At Renee' Painter's home - 205 Bristol.

Adjournment: Motion to adjourn made by Charlotte; second by Darlene; all approved.
8:06pm