

## CPHOA Meeting 01/11/2020

Meeting opened at 9:35 am

- \* Approval of Minutes: Motion was made to approve the minutes by Ray Thornton and seconded by Charlotte Goddard. Approved by board
- \* Financial Report: Charlotte was asked to give a summary of fountain repairs. See broken down costs for fountain repairs on financial statement . Charlotte presented a proposed budget for 2020, subject to change. Regarding pond care, it was suggested that the neighborhood may take control of the pond care (Monty, Gary and Ray volunteered to help with chemical application.) Denise also mentioned that the greenery for the christmas decorations is deteriorating and needs to be replaced. Now would be a good time to find greenery on clearance. A motion was made by Ray Thornton and seconded by Charlotte Goddard for \$200 to be spent on new greenery and approved by the board. Denise also asked for an extra amount of money under the landscaping to address the ground erosion along the ponds for ground cover/sod etc. There will probably be extra money if we take care of the pond care ourselves. There was a motion to accept the 2020 preliminary budget by Monty McKinzy and seconded by J.C. Pollard. approved by the board.
- \* Pool- A decision needs to be made who will take care of the pool next year. There was also discussion about the repair of the water leak in the women's bathroom, repair of the doorframe of the men's restroom, and railing on the steps of the pool. The contract for this year needs to include repair of broken tile on the side of the pool, fixing the railing on the pool steps, paint the bottom of the pool. The first bill for the pool is due in April.
- \* Contracts for 2020- Gambino will be lawn contractor. Weed and feed lawns will be the ground control contractor. Pool contracts still up for bid.
- \* The new light was installed and old light removed this January. The work was done by the city of Edmond.
- \* Adopt a pond - any family that would be interested in adopting a pond for cleanup, an application would be made available at the annual meeting. It would entail keeping the ponds clean of trash
- \* Reports; Monty stated that Tommy would honor the bid for the 1st pond cleanup at any time whenever we are ready. A motion was made by Mary Merrit to do the repairs on the 1st pond and seconded by J.C. Pollard. Approved by the board.
- \* A motion was made to repair the fountain on pond #3 by Monty Mckinzy and seconded by Ray Thornton. Approved by the board.
- \* Ray Thornton talked to Jason Montgomery from Grace Roofing and he looked at the pool house roof and stated that it is aging, but he did not see any immediate need to have the roof replaced. To replace it would b \$5000. We have a \$5000 deductible on the CPHOA insurance so it would not help pay for the repairs.

- \* Mary and Ray put together a survey to put out to the CPHOA homeowners. Regarding the CPHOA website, J. C. Pollard suggested that we make a members only section on the website and homeowners would register info with and create a password. That way you could post minutes and financial statements under the members only section and it would not be available to the public. We could use social media more (clayton pond Facebook) to send out the info to residents to look at website for special events, homeowners meetings, etc. J.C. Pollard will talk to Renee about modifying the website to add register for members only. Regarding the survey: divide it into two sections; the need to raise dues and also the special assessment. It was decided to address the dues increase only at the annual CPHOA meeting
- \* A motion was made to accept this survey with modifications to drop the mention of the special assessment on the survey.. This will be handed out to the homeowners by the board members.
- \* Nominating committee - Charlotte Goddard chairman of nominating committee, Denise Peabody and 3 others.

Next meeting February 8 CPHOA at 9:30 am

Next meeting for board prior to the annual meeting March 21 at 9:30 am

Annual meeting CPHOA March 28 at 10:00 am at St. Lukes Methodist church.

Charlotte gGoddard made a motion to adjourn and J.C. Pollard seconded . Board approved

Respectfully submitted

Denise Peabody , secretary CPHOA