



2014 Annual Meeting Minutes

Minutes of the annual meeting of the Northampton HOA, held Thursday November 13, 2014 at Angie Debo Elementary School, 16060 North May Avenue, Edmond, Oklahoma.

HOA President J.R. Townsley called the meeting to order at 7:00 pm. He asked if there were any proxies to be certified. There were none. President Townsley showed the notice of the meeting (copy attached to these minutes) and stated that it had been mailed by first class mail to all owners of record on November 3, 2014. He asked if everyone present had received a notice and they all had.

There were approximately 16 home owners or co-owners present. Each had been asked to sign in on the attendance sheet provided (copy attached). Members of the Board of Directors present were: President J.R. Townsley, Vice President Brandon Steadman and Secretary Maury Morris. Events Chair Corliss Collins was not able to attend due to a family emergency. President Townsley introduced Karen Arbogast, the professional accountant for the HOA, who attended the meeting.

Reports of Officers:

- Vice President Steadman and Secretary Morris are learning and doing their jobs and are looking forward to more active involvement of the neighborhood.
- President Townsley reported for the Events Chair that we have had three successful events: the Neighborhood garage sale, Neighbors Night Out and a Halloween party. Plans will be made for another Neighborhood event in spring 2015.
- President Townsley reported that Northampton will have 334 homes and that the last lot is under construction. We settled our legal problems with Megatel. All requested repairs to the damage caused at the north entrance has been completed to the Board's satisfaction. The HOA's cost was about \$500 in legal fees.

Unfinished Business:

- President Townsley said the HOA will probably take complete control of Northampton during 2015. The common areas in Phase III are still owned by the developer, Sooner Traditions.
- President Townsley reminded members that he stated at the meeting in November 2014 that he would only serve one year of his 3-year term. He now believes it would be best for him to stay in office one more year to use his 7-year history of dealings with Sooner Traditions to complete an orderly takeover of Northampton by the HOA. He stated that he would do this if there were no objections from those present. There were none.

New Business:

- The first goal for 2015 is for the HOA to take over the remaining parts of Northampton. Doing so requires repair and construction of some nine items we have requested of Sooner Traditions. The Board will try to get this done with the least possible cost to the HOA.



- The Board plans to improve the pond area, adding: a fountain for aeration (if not provided by Sooner Traditions), 4-5 benches cemented in place, safety signs and a cement pad around the community sign.
- There will be no increase in the \$200 annual dues in 2015.

Questions and Concerns Brought Up By Members:

- There was a discussion about what can be done to improve the appearance of the pump-jack area. One member has researched the ownership, but it was agreed that short of pleading with him to mow more often or construct a fence, there is nothing required of him by the Corporation Commission. The HOA maintains the property up to 6 feet from the curb. The other area is used by members as a play area and President Townsley agreed that before we construct a fence that members would be asked for input.
- Lighting around the entrances: Existing lights will be restored after the fall decorations are removed.
- Cracks in streets: J.R. agreed to report to the city if members give him the details via email.
- Stop signs at main intersections: This can only be done by the city. The Board will request another traffic survey. The members were encouraged to initiate a campaign to request help from the City Council and/or the OKC Action Line.
- In answer to a question, President Townsley said that there are 44 of 334 homeowners that are delinquent in paying their dues. Karen Arbogast explained the procedures we use to pursue payment, including monthly billings and eventual lien filings.
- It was explained that the Board believes a surplus of \$150,000 is necessary (and recommended by experts) to cover future construction projects and unplanned contingencies.
- Maintenance contract: This spring, Vice President Steadman will seek bids for mowing and landscaping services. Our 3-year contract with Keep it Green has expired and we are continuing on a month to month basis. Keep It Green stores some of the HOA's property and will return it if they do not continue.
- Financial Report: President Townsley had circulated copies of our accountant's Profit & Loss Statement and Balance Sheet October 31, 2014. At one member's request, he gave line-by-line explanation of the figures. It was agreed by the Board that in the future we would try to supply all members with annual financial reports, perhaps to be mailed with yearly invoices.
- Lights in the neighborhood: It was agreed that it would be a good thing if more people kept their exterior lights on at night. The Board is considering an incentive for each member to do so, perhaps by supplying LED bulbs to any member who agrees to do this.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,
Maury Morris
Secretary