



2019 Annual Meeting Minutes

Minutes of the annual meeting of the Northampton HOA, held Tuesday, November 12, 2019 at Angie Debo Elementary School, 16060 North May Avenue, Edmond, Oklahoma.

HOA President Maury Morris called the meeting to order at 7:00 pm. He asked if there were any proxies to be certified. There were none. President Morris 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. He asked if everyone present had received a notice and they all had.

There were 6 home owners or co-owners present, representing 4 homes. Each had been asked to sign in on the attendance sheet provided (copy attached). Members of the Board of Directors present were: President Maury Morris, and Board Members Chris Crane and Sandi Barkett. Our former Vice President Brandon Vandagriff-Silvestre moved from Northampton, and our former Secretary and Events Coordinator recently resigned from the board.

Review of 2019

- President Morris gave a report of major issues this year:
 - Routine mowing and landscaping has been well taken care of by Signature Landscape, and we plan on continuing our contract for another year. The vast majority of his time spend on HOA matters is in dealing with issues that come up concerning our landscaping, irrigation system, and lighting system.
 - In January we gained title to the retention pond area from Sooner Traditions, the developer. A committee was formed to consider improvements. We put in trash containers, signage, and contracted with Turn Pro Aquatics to improve and maintain the health of the pond and wildlife. We are considering adding benches on concrete pads and perhaps an aeration fountain.
 - In April we gained title from Sooner Traditions to the large lot that had contained the pump jack. There are sizeable easements across the property. We intend to get a legal opinion as to what we could do with this property.
 - About 45 inquiries, complaints or reports of covenant violation were handled. These were received via email or Nextdoor Message. Occasionally we interceded for homeowners to report issues to the City through the OKC Connect app.
 - The financial report from our bookkeeper was circulated and discussed. Dues will remain at \$200/year, with no increase. There have been few large unforeseen expenditures this year, so we are progressing in rebuilding our contingency fund to the target level of \$150,000 which we established several years ago.
- About 27 residents have dues in arrears, up 2 from last year. 19 of these have not paid in 2 to 10 years, so liens are in place. Demand notices have been mailed and liens are being placed where appropriate by our bookkeeper Karen Arbogast.

- Events for the year were limited to the neighborhood garage sale and Halloween party. We were not able to participate in Neighbors Night Out. We owe thanks to Corliss Collins for the effort and time she put in to organize our events and mailings for the past six years.

Board Member Elections

There are vacancies for the positions of Vice President, Secretary and Events Chair. There were no nominations for Vice President or Secretary. Sandi Barkett volunteered to be Events Chairperson and was elected by acclamation. Per our bylaws, Board Members serve three-year terms. The current board members and officers will continue to serve for one more year.

Open Discussion

- There was a discussion about how to improve attendance at our annual meetings. For the past 5 years we have averaged only 9 people per meeting. It was suggested that we put up signs at each of the four entrances to the neighborhood a week before the meeting.
- We discussed the ongoing problem of overnight parking on our streets. While overnight parking is prohibited by our covenants, it is not against City codes, even though our streets are quite narrow. Previous attempts at enforcement led to violent confrontations. In short, the HOA is not a police force. We have acted on specific complaints about chronic offenders, and the number of offenders has come down considerably. It was suggested that we look into hiring a private security firm to tag parked cars and patrol the neighborhood.
- The Nexdoor app has grown in use. It currently lists 405 "members." A study last week showed Nextdoor represents only 168 of our 329 homeowners, or 51%. There are multiple people at the same residence plus a fair number of non-homeowners on Nextdoor. So we need to use other means to communicate with all HOA members.
- Dessert was again provided by Julie Crane.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Maury Morris

President,
Northampton HOA