



2020 Annual Meeting Minutes

Minutes of the annual meeting of the Northampton HOA, held Tuesday, November 10, 2020 at the Robin Ridge Clubhouse, 2325 NW 151st St, Edmond, Oklahoma.

HOA President Maury Morris called the meeting to order at 7:02 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 13 home owners or co-owners present, representing 9 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.

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.
 - About 40 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 only difficult situation was in the need to have a disorderly tenant evicted. Board member Sandi Barkett was instrumental in getting this done in August.
- The financial report from our bookkeeper was circulated and discussed. Dues will remain at \$200/year, with no increase. Aside from our budgeted expenses we spent about \$11,600 in improvements in the pond and wellhead lots and \$3,600 in repairs and maintenance of our irrigation system. Our year-end balance should be about \$135,000, so we are progressing in rebuilding our contingency fund to the target level of \$150,000 which we established several years ago. About 40 residents have dues in arrears, up 13 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.
- All of our scheduled events for the year were cancelled due to coronavirus concerns. We hope to reinstate the Neighborhood Garage Sale, Neighbors Night Out and Halloween Party in 2021

Board Member Elections

Maury Morris announced that he will not continue as HOA President, having served since June 2017. He nominated Chris Barkett as President and there were no other nominations. Maury Morris was nominated for Vice-President and there were no other nominations. Corliss Collins was nominated for Secretary and there were no other nominations. Mike Prykryl volunteered to serve as a board member. All these officers were elected by acclamation and

will serve 3-year terms beginning January 1, 2021. Current board members Chris Crane and Sandi Barkett will continue to serve for one more year.

Open Discussion

- J.R. Townsley suggested that we have the signs at each entrance on Penn power washed and the letters repainted. This will be done as a matter of regular maintenance.
- The stop sign at 157th and Panther Way is leaning significantly. Chris Barkett offered to try to adjust it and we'll contact the City if that does not work.
- One of the street lights is out and it will be reported to OG&E.
- We discussed the need to encourage all neighbors to keep their outside lights on at night as this would have a significant effect on burglaries. The cost when using LED bulbs is minimal.
- There was a discussion about some neighbors' fences being in disrepair. The City will issue a violation if specific situations are reported to the Action Line.
- We have a Pond Committee consisting of Maury Morris, Chris Crane and Max Colclasure. This group has overseen several projects this year: (1) the removal of the trashy concrete, asphalt and rocks at the southwest corner of the pond and grading and reseeding the area, (2) the purchase and installation of two park benches, (3) the purchase, assembly and installation of two purple martin birdhouses, and (4) employing a professional pond management company to assure the health of the pond.
- Regarding the pond, there was general agreement to (1) discontinue the services of TurnPro Aquatics pond management company, (2) install two more park benches, and (3) spend \$1,000 to stock the pond with a variety of game fish minnows. We will continue to consider the addition of a fountain at the pond. Initial estimates were \$10,000 to \$15,000. We would also have to get an electrical hookup and budget for maintenance.

The meeting was adjourned at 7:58 pm.

Respectfully submitted,

Maury Morris

President,
Northampton HOA