

Oakridge HOA Meeting

December 3, 2024 Moore Public Library 7:15 pm

Agenda

A) Roll call and certifying proxies – Secretary

President – Gary Bird – Present

Vice President – Deano Cox – Present

Maintenance – Fred Leighty – Present

Treasurer – empty

Secretary – Pam Johnson – Present

B) Proof of Notice of Meeting

1. Posted to Facebook by Secretary: Oct 29, 2024

2. Signs put out by each entrance to neighborhood on Nov 5, 2024

C) Review and approval of last year's minutes – President

Occurred on December 5, 2023 at Moore Public Library – Board members have had the chance to review the minutes and entertain a motion to approve them. Motion passed.

D) Officers Reports

1. Maintenance

a) Plumbing

b) Lights – had some electrical issues that needed fixed

c) Fencing/Pickets – had to replace numerous ones over the past year as well as the gate for access to the flood control pond. If you see anyone vandalizing or messing with them, please say something to them. This has been a growing problem.

2. Treasurer – empty will be given by Secretary

a) Review of Expenses from last year

b) Review of next year projected expenses

c) At current HOA dues there will be a deficit of \$1,080. Last year was first time in 7-8 years that dues were raised and based on projected numbers, the board voted to raise dues by 10% to \$211.75. The board has this authority per HOA Covenants under Article 4, part (E).

d) Email statements will be sent out to those who have given us an email address. In an effort to lower HOA expenses, the ability to pay on line will be available to our

homeowners with a fixed fee of \$6.50. If the homeowner pays by check, then it will be \$211.75. If they chose to pay online with a credit card, it will be \$218.25. If we have your email on file, we will only be sending statements to the email. If you do not receive it by mid February, contact the board.

3. Secretary

a) This board had 2 goals: to get past due accounts caught up and to get by-laws rewritten and approved by board.

b) The board met 13 times in person and had numerous text message decisions since Jan 15, 2024. When we started there were approximately 69 delinquent accounts. At each one of these meetings, we discussed each one of these delinquent accounts.

c) Delinquent accounts are down to 12! There were 6 liens placed, still have 5 and there are 7 accounts that are in work.

d) By-laws were approved September 25, 2024. Signs were put out at entrances letting homeowners know and new by-laws were put on the HOA website.

4. Vice President – new VP, will be given by President

5. President

a) Re-iterate why we're raising dues – projected expenses for 2025 are larger than the projected current HOA dues. There are no EXCESS funds. The ash trees are dying at the South side and will be replaced next year and the flowerbeds will be redone with something more sustainable than annual flowers.

b) Go over new fence – the fences along Santa Fe and 34th/164th street belong to the HOA. The one along the west side of 34th/164th will need repaired/replaced soon. The one bid thus far the board has received is for approximately \$60k for full replacement. With the road expansion, no given timeframe by city yet, the board is doing what it can to wait and to prepare for this expense.

c) Next step on the houses with Liens – the board will be taking the those with Liens to small claims court and, if judgement is granted, attach to their paychecks to get these paid off.

d) Go over the major changes to by-laws – outdated wording, updating technology and eliminating costly audits

E) Reports of Committee

Architecture – President – possible home buyer wanted approval for an extra-large building in back yard of 20'x40'

F) Election of Board Members – 1 position to fill: Treasurer – no volunteers at the meeting

G) Unfinished Business

None

H) New Business

Questions/Concerns from members –

Can we get the city to put in additional street lights? We will have to ask

Who do we call when street lights are out? OEC

The City Council has sidewalks around the City being evaluated. Can we get them to look at ours? Deano is going to check into this

Parking on East side of neighborhood for school. Residents are encouraged to call the City (405-793-5171) when there are people blocking mailboxes, driveways, etc.

There was praise for the Christmas lights and the upkeep of the neighborhood. One resident stated they thought the Christmas lights looked “unfinished” because the lights didn’t go to the top of the trees. Another thought they looked great but was willing to donate lights or give money to the HOA to earmark for lights next year. The board spent around \$6k on Christmas lights this year to upgrade the lights.

Were security cameras for the entrances looked into? Yes, for the type that is connected in with the City, the cost is prohibitive at approximately \$10k per year.

Comparison of dues in our area: Featherstone 7 - \$245/year, Native Plains - \$300/year, Blue Stem Ridge 3 - \$125/year, Featherstone 16 & 13 – \$216/year, Talvera 6 - \$252/year, Talavera 5 - \$156/year, Rio Toscano 2 - \$336/year

Note that numbers on expenses have been left off of minutes. If any HOA member would like to see these reports, please email the HOA at Oakridgehoa73170@gmail.com and we will be happy to email them to you.

I) Adjournment