

2016 HOA Annual Meeting Minutes of the Lakes of Bailey Ranch
Sunday March 6th, 2016
Location: Owasso Community Center

Meeting called to order by Judy Leighton at 2:29 pm

Quorum Present – Eugene & Barbara Adams, Jeff Beck, Megan & Beau Blackford, Bill & Margaret Brewer, Dorothy & Clay Byerley, Chandra Carpenter, Lee Ann & Ricky Cavener, James Goodman, Karen Johnson, Robert Kress, James Moe, Ron & Paula Neill, Karl Schultze, Parthav Shah, Mark & Stephanie Smith, Juan Suarez, Michael Underwood, Donna Watt, Mike & Vicki Gray, Ryan Heape, Ellen Kelley, Jeff Rush, Dennis Summers, David & Judy Leighton, Jason Williams, Clif Haley, Michael Trzebiatowski and Don & Katie Jackson. * 38 total*

Welcome and Overview presented by Judy Leighton

Roll Call

Present: Jason Williams, Judy Leighton, Paula Neill, Michael Tzrebiatowski, & Don Jackson.

Not Present: Clifton Haley & Joe Lord

Proof of notice of meeting was presented in the form of the insert containing meeting information for date, time and place that was mailed to residents sent by Metro HOA Management Company along with a copy of the newsletter hand delivered to all residents by the realtor from Caldwell Bankers, Carrie Ledbetter.

Reading of 2015 meeting by Paula Neill: Motion to accept minutes of last meeting made by Don Jackson, 2nd by David Leighton. Motion carried by unanimous vote

Nominations for HOA Board members: Jason Williams, Katie Jackson, Karen Johnson & Robert Locke. Jason Williams and Joe Lord term expired. President Judy Leighton, members: Paula Neill, Michael Trzebiatowski, Clif Haley and Don Jackson terms not yet expired.

Motion: moved to accept by Don Jackson. 2nd by David Leighton. Motion carried by unanimous vote

Director Reports – Presented by Jason Williams

Projects Completed:

- Center Pond clean out was finished.
- New lights were installed at the front entrances.
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2016/17 Budget and Financials presented by Jason Williams. Brandon Miller of Metro Management Company was unavailable.

Budget: Income \$56,989.61, Expenses \$49,515.97, excess \$8,351.59

Total Liabilities and Equity \$64,595.40

Motion: moved to accept by Lee Ann Cavener.. 2nd by Vicki Gray... Motion carried by unanimous vote.

New Business:

- Report from Pond Committee Chair Paula Neill. Informed members the budget for 2016/17 will include the erosion issue on the South Pond and the overflow issue on the Center Pond. The ditch inflow from 96th Street to the pond for the North Pond will be cleared/cleaned out by the City of Owasso in the winter of 2016/17. In addition, a 2nd circulator for the Center Pond was approved by the board and will be installed at the same time the Center Pond is restocked with fish. Fish will be provided by ProAquatics as a result of the fish kill from 2015 circulator demonstration.
- Judy Leighton informed the members the fence would need to be completely redone and is in the 3-5 year plan as we build our finances. A ball park value of \$70,000 was suggested.
- Judy brought the need for an Architectural Committee and asked for a member to chair the position. After some discussion on what this position entailed, there was no response so it was dropped.

Open Discussions:

- Question was raised over what legal action was being taken over the home owners who are in arrears of HOA dues. Jason advised our list of HOA arrears has dropped significantly since last year. Judy advised the home owners who are still in arrears are being levied a monthly fine and the Board has been discussing our next step of taking legal action.
 - Ellen Kelley has volunteered to help the Board with pursuing legal action.
- Several question/concerns were raised about our management company (Brandon Miller of Metro Management Company). Members are not getting their notices and when they try to get in contact with Brandon, they do not receive any response back from him. Judy informed them she also had significant issues trying to get information.
 - The board informed members they were aware of the issue and have begun steps to ensure Brandon is aware of our expectations and we should see significant improvement.
- A question was raised on what our lawn service provided. After a complete detail was provided the member was satisfied.
 - A member requested we ask the lawn service to maintain the Southern end on Mingo. It appears they have stopped maintaining just short of the property line.
 - Jason will discuss with the lawn care company.
- Discussion was made over the grass clippings and trash blowing out of trash cans that get deposited into our Ponds. Paula advised the members that if we do not get control of what runs into the Ponds, our next step for the Center Pond will be a complete very costly dredging.
- Judy informed members the annual block party will be Sept. 24th and a chair person and committee will need to volunteer.
 - The Board does not have time to take on additional duties
- Judy informed members the annual Garage Sale will be May 14th.
- Michael informed the members of a new website that will have links to our documents, HOA board email, upcoming activities and Metro Management Company contact information. This is an informational website not to replace the Nextdoor Community.

Motion moved by David Leighton to adjourn 2016 Annual Meeting of Lakes of Bailey Ranch HOA, seconded by Katie Jackson. Motion carried by unanimous vote.

Meeting adjourned at 4:00 pm

