

2018 HOA Annual Meeting Minutes of the Lakes of Bailey Ranch  
Sunday Mar 10, 2018  
Location: Owasso Public Library

Meeting called to order by Michael Trzebiatowski at 2.05 pm

Quorum Present \* 35 total\*

Welcome and Overview presented by Michael Trzebiatowski

Roll Call

Present: Paula Neill, Michael Trzebiatowski, Ryan Heape, Cliff Haley & Ellen Kelly

Not Present: Don Jackson,

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 HOA Management Inc. with annual dues notification.

Reading of 2017 meeting by Paula Neill:

Motion to accept and 2<sup>nd</sup> to accept minutes of 2017 annual meeting. Motion carried by unanimous vote

Terms expired: Paula Neill and Cliff Haley

Nominations for HOA new Board members: Paula Neill, Diem Mai, Cliff Haley

- Cliff advised he could not continue on the board for the upcoming year so his name was removed.

Motion made and 2<sup>nd</sup> to accept Paula and Diem. Motion carried by unanimous vote

### **Director Reports** – Presented by Michael Trzebiatowski

Michael Trzebiatowski :

- 2018/19 Budget and Financials presented by Michael Trzebiatowski. (attached)
  - As of Dec 31<sup>st</sup> we had \$25,802 in our operating account and \$70,069.80 in our reserve account. Total \$95,871.80
    - Questions were taken and addressed.
      - Concerns were expressed over the cost for neighborhood block party, additional landscaping, Christmas lights at the entrances and new fence proposal.
      - It was advised these were put on the budget due to neighbors posting requests on the Nextdoor to improve our curb appeal.
        - A suggestion was made to have the block party be pot luck to save on the block party budget.
        - A suggestion was made to move the Fence replacement to a separate discussion item.

Motion: made and 2<sup>nd</sup> to accept financials and budget ... Motion carried by unanimous vote.

Ellen Kelly:

- explained our progress on delinquent accounts. We had 9 delinquent accounts that were served.
  - 5 delinquent accounts paid before court date, although 1 did not pay late fees.
  - 4 default judgments for defendants who did not appear. 3 of those have since been paid in full and the one remaining has established a payment plan.

Paula Neill

- Paula advised the members that an additional repair was required for the North Erosion that was supposed to be fixed last year due to major spring rain.
  - After meeting with the city of Owasso engineer and landscape developer it was decided to use bigger rocks.
  - Paula advised there would need to be more repair work on the center pond due to children taking the rocks and using them to play with or throw into the pond.
    - It was recommended to put bigger rocks down this time making it difficult for children to move them
    - A member said she would advise the neighbors to speak to their children as she was unaware this was causing us expense each year.

## **New Business:**

### **Fence Replacement Budget Item**

- Ellen Keely advised the group she had advised the President that we would need to utilize standard practices for discussion. Any given member would be allowed 2 opportunities to voice their opinion in order for us to be able to discuss all concerns timely. She advised we could not discuss the one time \$100 assessment until a motion was made and passed on the fence.
  - After extensive discussion a motion was made and 2<sup>nd</sup> to approve the full replacement of the fence.
    - Vote was taken and failed .. 11 yes votes and 20 no votes
  - New motion was made and 2<sup>nd</sup> to approve a 2-phase replacement. The company that wins the bid will determine if North or South of the main entrance will be done this year and the other side done next year.
    - Vote was taken and passed. 29 yes votes and 4 no votes
      - Michael advised the board would need to rebid the replacement phases and a vote was not needed on which company would get the bid.
      - Michael advised that a discussion over the \$100 once time assessment was not needed as we had enough in the budget to accomplish what was approved by the members present.

### **By Law Amendment**

- Michael asked to approve the bylaws amendment assessing late fee of \$25 per month on delinquent accounts of \$250 or more, and \$10 per month for delinquent balances less than \$250.
  - Motion made and 2<sup>nd</sup>.. passed unanimously.

Motion made and 2<sup>nd</sup> to adjourn 2018 Annual Meeting of Lakes of Bailey Ranch HOA, Motion carried by unanimous vote. Meeting adjourned at 4:05 pm