

BHOA BOARD MEETING MINUTES

January 22, 2007

The meeting was held at Dean's house.

ORDER OF BUSINESS

Meeting called to Order

6:35 p.m.

Attendance

All board members were present. (Dean Holmes, Phil Stack, Alan Pollock, Mike Roman, Chris Werzberger, Rowell Sargeant, Susan McCann, Terri Schmidt, and Judy Minton)

City Councilman Patrick Ryan was a guest for the first portion of the meeting.

Approval of Minutes

October 17th Minutes were approved.

OLD BUSINESS

Streets

147TH Street (between Collingwood and Brasswood Parkway) is scheduled for repair and/or repaving in March-April. Council man Ryan stated that it's up for approval on the consent docket at the February 13th meeting of the Council. The board made it clear to the councilman that other neighborhood streets and especially those at the east entrance were in need of repair. Councilman Ryan stated that a vote is scheduled for another bond issue for street repairs for December of 2007. It would be 2008 at best for other streets to be repaired, but that the repairs would be spread over several years. The Dept. of Public Works uses a rating system of 0-100 (0-being the worst streets, 100 new streets). Streets with a rating below 40 are fixed first. Councilman Ryan said that the widening of 150th (between Penn and May) is scheduled for late 2007-08. The city's portion of property taxes is a very small portion (16 mil). Councilman Ryan said that the budget process for OKC starts at their meeting Jan 23. 65% of the budget goes to public safety (fire and police). There was more discussion about the way the city is financed and the need to address changes in priorities. At this point Councilman Ryan has no opposition in the upcoming election.

Financial Report

Chris distributed a copy of the 2007 Budget adjusted for 2006 actual expenses. Among the projects that have already been committed to are cross vines (3), Oklahoma redbud (5) & London plane tree (3), (\$2800), decorative lighting (east entrance-\$1200), and completion of showers & sink relocations (in the bathrooms) at the pool (\$1600). The shower project is required by city inspectors. Landscaping and lighting may be delayed. With regards to any homeowners who would qualify for reviewing our financials annually, Dean notified Chris that he had come up with four names with financial/CPA

experience, and that one of the homeowners, Don Smith (302-0944), had expressed an interest. Chris contacted Don, who agreed to do it. Julie Craig (936-9391), Eric Ericson (752-4453), and Matt Hamilton (286-5815) also expressed an interest, but said that they couldn't do it this year. Don will be excused from his HOA dues for 2007 for doing the review.

Lawn Maintenance Bids

Dean has secured bids for same services from 3 different companies, Evergreen (\$15,000/annually), Michaels (\$22,500/annually), and Pitzers (\$24,000/annually) but would accept \$22,500/annually after Dean asked. Evergreen and Michaels were chosen as a result of good recommendations from NSC. After much discussion about the low bid versus the problems that could arise from changing companies, a motion was made to pursue the company who made the lowest bid. Dean will ascertain that the \$15,000 can be made in 12 equal monthly payments. Motion approved. Mike Roman volunteered to help with any issues that may come up during the transition between maintenance companies.

Homeowner Issues

Dean has sent a letter to the Swanda residence because of bad fence portions facing the street. There is a need for a no parking designation across from the Sengupta driveway. Dean reported some vandalism of the Brasswood sign and lighting at the west entrance. Dean filed a police report.

Spring Maintenance Day

Spring Maintenance day will be scheduled for the end of March or early May. Mike will do a flyer, Dean will distribute. Need volunteers to avoid a dues increase.

Closing Remarks

February 19th will be the date for next board meeting at Terri Schmidt's. Time: 6:30p.m.

Meeting adjourned 9:05