



## Minutes of the Annual Special Meeting of May 21, 2012

Location: Mid-America Christian University, 3500 SW 119<sup>th</sup> St., Oklahoma City, OK 73170  
Present: 25 members representing 16 properties (list attached)

1. **Call to Order:** President Mike Smith called the meeting to order at 7:00 pm.
2. **President's Report:**
  - Storm damage to the fence on May Avenue forced this issue to the top of the 2012 priority list.
    - The board obtained several bids for replacing the fence, but variation in panel length and several extra-long panels drove the cost up to unaffordable levels, even after a redesign. We're therefore using the expertise and labor of volunteers to build a new fence.
    - Design and construction are being coordinated and supervised by Jeff Schuff.
    - The new fence was designed for easy maintenance by the individual residents.
  - Other items that still need to be addressed include (1) potential liability of the membership and (2) amendments to the covenants.
    - The "No Trespassing" signs placed in the floodway provide some legal cover but not enough to shield the membership from the expense of a potential lawsuit.
    - Legal advice and the results of the 2011 membership survey indicate the need for amending the covenants. This matter has been postponed, however, because of the time and effort required by the fence project.
3. **Treasurer's Report:** Lana Jantz provided every attendee with a handout containing a financial summary; the 2012 budget; and a complete list of income and expenditures, including the running balance, through April 30.
  - The bank balance as of April 30 was \$32,482.
  - The regular budget, adopted by the Board on February 20, is \$22,075.
  - The budget for special items will be dominated by the cost of the fence.
  - HPHOA's books are open to all members, and inquiries are welcome.
4. **Architecture Chair's Report:** Jeff Schuff described details of the fence design that will contribute to maintainability and long-term appearance, such as rust-resistant coated screws and 1" x 6" pickets that can be individually replaced by the residents. Fence construction has begun, with most of the work being done by members who have volunteered their time, tools, and expertise. He noted the need for help from the residents who have sprinkler systems near the new fence. He also asked for additional volunteers to help with construction.
5. **Security and Crime Watch:** Jeff Schuff summarized his meetings with neighboring HOAs and local law enforcement.
  - The portion of the city south of 89<sup>th</sup> Street is a non-patrol area for the OKCPD. This means that we ourselves must watch out for suspicious activity and report it.
  - Lake Ridge Run appears to have a more serious crime problem than Hunter's Place right now. In particular, car thefts are occurring on Wednesday nights.

- The Cleveland County Sheriff's Office wants us to call 701-8888 to report all crime and suspicious activity in the area. Residents can also join the NIXLE program and receive alerts texted to their cell phones.
  - The CCSO will attend HOA meetings on request.
  - CCSO will enforce traffic laws based on our complaints.
6. **Grounds and Maintenance Chair's Report:** Jeremy Coffey reported on the condition and maintenance of the grounds, entrances, and common areas. He is responsible for maintenance of the lights, flower beds, and signs at the entrances and for overseeing the mowing, watering, and upkeep of the common areas. Recently he completed repairs on a broken sprinkler line.
  7. **Open Forum:** Mike opened the floor to anyone who wished to speak, but no speaker identified himself for the record. In response to an anonymous question, Mike stated that this board's policy is that all information available to the board is also available to the membership.
  8. **Adjournment:** The meeting was adjourned at 8:00 pm.

«««»»»

Respectfully submitted:  
Elizabeth Norris Smith, Secretary

**List of Attendees:**

<b>Property</b>	<b>Represented by</b>
10701 S. Linn	Carl & Dana Glencross
10709 S. Linn	Jeremy Coffey
10716 S. Linn	Jeff Schuff
10621 S. Miller	Lee Jones
10700 S. Miller	Mike Smith
10712 S. Miller	Beth Barlow-Flug
10908 S. Miller	L. T. & Elizabeth Smith
10808 S. Ross	Jim & Linda Powers
10901 S. Ross	Dee Woodring
10908 S. Ross	Wayna Vanhof & Jerilynn Morrison
2824 SW 107th	Lana Jantz
2828 SW 107th	Ron & Barbara Clanton
2812 SW 108th	Ted & Lynda Hayes
2809 SW 109th	Bill & Billie Brock
2816 SW 109th	Michael & Debbie Goodwin
2820 SW 109th	Rudy & Valerie Della Vecchio