



## **Annual Meeting December 2, 2015**

President: Dub Turner

Treasurer: Lana Jantz

Architectural Chair: Wayna Vanhof

Grounds and Maintenance Chair: Greg Bennett

Recording Secretary: Beth Barlow-Flug

Sign In sheets were placed at the doorway. Pursuant to the sheets collected it appears 37 homes were represented in attending members and 22 homes represented by proxy votes. One voting ballot was issued per property in attendance or by proxy per the covenant and by-law language.

### **Welcome and call to order** – Dub Turner 7:04 pm

The meeting was called to order with a request from the President to treat the Board and other members of the community with respect this evening.

Dub reminded all members that the Board is a volunteer position and that he has reviewed all the documentation which this Board has been involved with and finds that all actions taken by this Board were within the Covenants and taken with what is best for the entire neighborhood, not just one person.

Additionally this evening the attorney representing Hunter's Place HOA, Matthew Winton, is in attendance as is Tye Smith, personal attorney and brother to homeowners Terry and Ken Halphen. Dub noted that the discussion involving the property issues was not resolved and we may discuss that issue later in the evening.

### **Year End Summary Presentation**

Dub noted that the presentation will be posted to Hunter's Place HOA website at the end of tonight's meeting. The website is:

[http://www.neighborhoodlink.com/Hunters\\_Place](http://www.neighborhoodlink.com/Hunters_Place)



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### **Grounds and Maintenance Report**

Greg thanked the Board and volunteers who placed lights up at the entrances on November 14<sup>th</sup>, 2015. This year green filters were utilized over the flood lights at the entrances. Greg requests assistance in helping to keep the lights lit and repairing them when the fuses are blown. None of the homeowners in attendance volunteered to assist.

Greg also noted that the grounds crews were clearing brush and volunteer trees in the area and this would be discussed further this evening.

Greg noted that the City would be picking up limbs which were brought down over the weekend's weather. The limbs should be placed at the curb by the week of December 7, 2015. Please check the City website for any further information.

Greg also noted that City Landfill day is December 12, 2015. You must show a utility bill.

Greg also noted that there were several complaints related to lights flickering in the neighborhood. He encouraged everyone to call OG&E to complain.

### **Architectural Report**

Wayna noted that there have been no new submissions to the Board this year for alterations to homes pursuant to the Covenants direction.

Wayna reported that at the direction of the Board, she contacted the City to ask about the flags posted along 104<sup>th</sup> bordering Hunter's Place. The City reported that the sidewalks on 104<sup>th</sup> will be on the North side and will not begin until 2017. The flags were not placed there by the City.

### **Financial Report**

Lana reviewed the current budget which is submitted as of November 27, 2015. The current year to date expenses at this time is \$22,770.00. Lana indicates there will be a few things that will be paid before the end of the year and she believes that the ending balance going into 2016



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will be \$17,000-18,000. The outstanding expenses will be approximately \$1,350 for monthly expenses and a possible \$1,800 for the tree removal that was scheduled some time ago.

Lana reports that in 2016 the budget will likely increase by the dues. The dues have been paid at a rate of 100% the last 2 years. Lana reports that the Board hired a lawyer two years ago to pursue outstanding dues and since that time, we have had full homeowner participation in the payment of dues.

Lana reports that she has recommended to the Board and there was full agreement to not increase dues this year as there were sufficient funds available at this time to support the ongoing needs of the HOA.

Lana reports dues are to be paid February 1<sup>st</sup> and if not received by March 16, a lien is placed on the property. Lana encourages all members to reach out to the Board if you need to make different arrangements to pay as we have in the past worked with homeowners to avoid liens.

### **President Report**

Dub provided his presentation of the findings related to the Floodway which has historically referred to as the Commons Area.

The Board found this fall that the entire area was declared a Floodway by FEMA in 2013. The Board's research indicates that the first 10 homes on the East side of Miller Avenue have a portion of their property in the floodway. Dub also notes if one of those homeowners would like to see this information, please see a Board Member who has that information.

Dub noted the trees and debris in the Floodway including damage to the culverts by trees which have grown into the concrete.

Landgrave Smith asked if the rocks which have been moved are being moved. Dub responded that we do not know, it could be the water flow, the growth, people, or a combination.

Dub continued to show photos of broken concrete and dead trees.



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Anne Rodgers asked if the maintenance people were cutting the grass and Dub noted the grass was not cut in some of the areas as people have left debris and the brush and trees have grown causing a hazard to the mowing crews.

Dub moved along to the south end of the floodway, past 107<sup>th</sup> bridge. On the south side of that bridge is a culvert which is collapsing around 108<sup>th</sup> street behind the Miller homes. The Board has placed a work order with the City and we hope to have that repaired shortly.

On the south side of the Floodway there are trees on the other side of the bridge which has started to collect debris near the trunks and the photos provided show that the trees are in the water during the 50 year flood we had this spring. There is a concern that these trees will cause a hazard if they continue in this area and if we experience a 100 year flood again as we did a few years ago. Additionally they are planted very close to the concrete and may cause the concrete to break and buckle.

Further south there is a large culvert which has damage to the concrete from the overgrowth of trees. Additionally it appears that this area was poured without an apron which makes the water collect on the Hunter's Place side of the culvert.

Jeff Schuff noted that the developer in the area was Thompson and they were responsible for this spot which did not receive the repairs.

Ken Halphen noted that the area does have a large rock in the spot and he packed that about 6 years ago but the packing needs to be done again.

Dub noted that there were plastic toys and garbage in this spot the first time he went to check it and the area retains water.

Dub showed further slides of the tree roots damaging the drainage area.

Ken Halphen spoke at this time and stated he believed that there is an obligation to replant something if we remove something.

Dub reminded us that the tree limbs and the roots breaking the concrete are needed to be addressed.



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A male neighbor asked what was needed to clear this mess going forward.

Dub stated that the Board has a plan to handle this matter however this is only if the current Board remains in place. If not, the new Board will need to handle this matter immediately.

### **Recording Secretary Report**

This information was addressed by Dub Turner who reported that he asked Beth Barlow-Flug to contact the insurance agent to determine liability issues related to trees in the area that are damaged and/or diseased.

State Farm Agent Dennis Chaumont stated:

“Should damages to property or persons occur as a result of Hunter’s Place HOA not removing dead or damaged trees or debris on the Hunter’s Place HOA property, Hunter’s Place HOA can be found liable for resultant damages.”

Furthermore the timeframe for removal is:

“There is not a specific amount of days listed in the policy, which means that it is taken case-by-case on what ‘timely manner’ is considered.”

### **Officer Elections**

#### **President**

Michael Goodwin nominated Dub Turner the motion was seconded by Tracy Turner.

Dub agreed to accept the nomination only if the current Board, in its entirety, was also elected with him.

Mary Berry nominated Jeremy Coffee seconded by Danny O’Shea.

#### **Recording Secretary**

Marian Henry nominated Beth Barlow-Flug, seconded by Emil Jantz.

Mary Berry nominated Paula Cross seconded by Dale Higgins. Paula was not in attendance however Ken Halphen noted that he has a proxy vote in her name and she has agreed to accept the nomination.



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### **Architectural Chair**

Marian Henry nominated Wayna Vanhof the motion was seconded by Michael Goodwin.

Ken Halphen nominated Mary Berry, the motion was seconded by Danny O'Shea

### **Grounds and Maintenance Chair**

Marian Henry nominated Greg Bennett, the motion was seconded by Deborah Goodwin.

Mary Berry nominated Danny O'Shea, the motion was seconded by Terry Halphen.

### **Treasurer**

Landgrave Smith nominated Lana Jantz, the motion was seconded by Marian Henry.

Terry Halphen nominated Nicki Weekley, the motion was seconded by Mary Berry.

The remainder of the current Board was asked to verify they also would only accept the positions if the current Board remained and each member verified that they would only continue to serve if all current members remained.

Nominations proceeded.

Michael Goodwin was asked to count ballots. The ballots were also counted by Lana Jantz and Billy Barton.

While ballots were counted, Terry Halphen asked to read something into the record. Beth asked Terry to supply this information which will be attached to the record in a separate format.

During Terry Halphen's presentation, there were several motions to change By-Laws and Covenants which received seconds. By-Laws and Covenants cannot be changed merely by a recommendation and a second from the floor. The future President and Board have detailed instructions for what is required to change Covenants and will need to address these issues.



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Emil Jantz made a statement in support of the current Board, specifically Greg Bennett, who has given countless hours to the neighborhood and took the position as no one else would. Emil noted that the neighborhood does not participate in assisting the Board even when requests are made for work days or assistance with other neighborhood concerns.

### **Election results:**

The Board for 2016 was approved as follows:

President – Jeremy Coffey

Recording Secretary – Paula Cross

Treasurer – Nikki Weekley

Architectural Committee Chair – Mary Berry

Grounds and Maintenance Chair – Danny O'Shea

**Meeting Adjournment** - Dub Turner adjourned the meeting at 8:47 pm.

Terry Halphen provided Beth Barlow-Flug with a copy of her statement via email December 3, 2015. These notes are attached.