

WIND WOOD NORTH PROPERTY OWNERS ASSOCIATION, INC (FALCON POINTE)

Annual Members' Meeting

1-18-2024

First Southern Baptist Church

6400 S. Sooner Rd, Oklahoma City, OK 73135

MINUTES (Revised)

I. CALL TO ORDER

- A. President Harper called the meeting to order at 1900.

II. ROLL CALL OF OFFICERS

- A. Officer roll call took place at 1901.
- B. Board members present were as follows:
 - 1- Milton Harper, President
 - 2- Jeffrey Erickson, Vice-President
- C. Board members absent were as follows:
 - 1- Will Larry
- D. Other members present were: Kristi Ball, Gary Ball, Ann Snader, Diana Molloy, Adam Rosburg, Victor Shambra, Amit Roushan, and Gary Bartosovsky.

III. REVIEW OF PAST YEAR'S ACCOMPLISHMENTS

- A. Jeff Erickson handed out three reports from 2023 covering five months of maintenance and repairs that were performed in the Common Areas.
 - 1- Several trees have been trimmed in all three sections of the Addition.
 - 2- The entrance signage spotlights have been replaced. Two spotlights were installed to accent the pine trees behind the entrance signage. Two solar acorn pillar finials were installed at the entrance to commemorate the 20th anniversary of the establishment of Falcon Pointe.
 - 3- Repairs of several leaks in the sprinkler system were performed at the entrance.
 - 4- The sprinkler system at the park that was abandoned several years ago was put back into service.
 - 5- The brick mailbox at the park has been removed. A new park sign was installed. Decorative fencing was erected on the west side of the park.

IV. OPEN DISCUSSION

- A. Jeff Erickson informed the members in attendance that the landscaper was under-performing. He is in the process of holding them accountable for the contracted work they failed to perform.
- B. Jeff discussed an issue with the Board neglecting the Common Areas to accumulate excess funds for a fence project. The project involved the replacement of accessory structures that are owned by individual lot owners and not the Association.
- C. Jeff expressed concern over the Board's long history of spending funds outside the Addition. He stated that this spending involved the maintenance of the right-of-way along Sooner Road. He went on to explain that since ten individual lot owners are responsible for this maintenance, they have been receiving an undue financial benefit because the Association has been providing the funds for said maintenance.
- D. Gary Bartosovsky made some disparaging remarks about Jeff. This prompted Gary Ball to admonish Gary for making those comments. Victor Shambra left the meeting at this point.
- E. Jeff informed members that Gary Bartosovsky was appointed Treasurer by Milton Harper to conceal the fact that Milton has never stopped acting as the Treasurer. Jeff stated that Gary does not own a computer and has never done any of the accounting for the Association in all the years he has been on record as the Treasurer. Gary was a willing participant in Milton's scheme to deceive the Association.
- F. A discussion about the hoa bank account took place. Milton was accused of preventing board members Jeff and Will from reviewing all monthly bank statements. Kristi Ball stated that all board members should have access to the account. The members in attendance agreed with Kristi.
- G. A debate over changes to the By-Laws took place. Jeff expressed his concern over the Board's long history of failing to include proposed changes to the By-Laws in the agenda on Notices of Annual Members Meetings. He stated that failing to provide the proper notice to members is a violation of the By-Laws.
- H. Gary Bartosovsky argued that directors have three-year terms. Jeff informed Gary and the other members present that the By-Laws were never amended, so the term of directors remains 1 year.
- I. Amit Roushan suggested that they proceed to the election of the directors. At this time, Milton attempted to cancel the meeting. The Vice President immediately continued the meeting and the election of directors was allowed to proceed.

V. DETERMINATION OF QUORUM

- A. The presence of seven members not on the Board met the quorum of at least one member present who is not a Board member. Therefore, a quorum was determined.

VI. ELECTION OF DIRECTORS

A. Nominees for Director were:

- 1- Milton Harper
- 2- Jeffrey Erickson
- 3- Kristi Ball
- 4- Will Larry
- 5- Gary Bartosovsky

B. In protest, Milton and Gary Bartosovsky refused to participate in the election.

C. Amit Roushan was selected as the Election Inspector.

D. No proxies were presented. Seven ballots were cast. One ballot was rejected due to extraneous marks.

E. The following members were elected to the Board of Directors:

- 1- Kristi Ball
- 2- Jeffrey Erickson
- 3- Milton Harper

VII. ELECTION OF ARCHITECTURAL CONTROL COMMITTEE (ACC)

A. Jeff Erickson was the only write-in candidate for the ACC.

B. Jeff Erickson was elected as the sole member of the ACC.

VIII. NEW BUSINESS

A. The majority of the members agreed that all Board members should have access to the hoa bank account.

B. Jeff Erickson and Kristi Ball need to be added to the bank account.

IX. ADJOURNMENT

A. The meeting ended at 2022.

2-11-24

Jeffrey P. Erickson, President