

Honey Creek at Bailey Ranch

POA Member Meeting Minutes

October 17, 2024

Opening

The meeting was called to order at 6:03 p.m. on October 17, 2024 at Owasso City Hall, 76th Street North and Main by Linda Phillips, Facilitator.

Present

Ed Anderson, Jenn Merrill, Linda Phillips, 12 current homeowners, Susan McWilliams/HOA Management, one attendee on Zoom. No proxies were returned.

Distribution

- ❖ 2025 Budget
- ❖ Agenda
- ❖ Previous general meeting minutes of September 23, 2023
- ❖ Ballots for voting on four Board members – Linda Phillips, Jenn Merrill, Alana Evans and Robert Kovall. Robert Kovall withdrew after ballots were printed.

Agenda Items

- Linda updated the improvements and major maintenance items/expenses in 2024 YTD – including the status of the drainage channel abutting EL Rio Vista and storm cleanup. An update was given on the Mingo drainage work/remediation as a result of the Twill development. Meetings with Twill and City Public Works have planned for replacing grass in the spring. It was noted that pond erosion will be a major expense item facing the Board.
- Board shared that the dues will increase the 5% allowed by bylaws from \$154 to \$161 for 2025.
- The 2025 Budget was discussed. It was noted that there was little variance from 2024 but included significant price increases from contracted vendors. The Board will continue to solicit competitive quotes on any major work. A resident asked about the reserves and what the Board's goal was. The reserves are currently equal to one year of annual dues. There is sufficient balance in the checking account to cover planned expenses through year end 2024. One common reserve benchmark is two times the annual dues income, however the Board has not formally established that goal.
- A resident asked about the status of delinquent dues. The accounts receivable balance for past dues has been dramatically reduced in 2024. Considerable effort has been devoted to collection, and in some cases legal action. If legal action required, the cost of such is added to the amount due and is paid by the owner to bring the account current. At this time, only two residents of over 300 are significantly delinquent and pending further action.
- A resident asked if the light on the sign at the Mingo entrance will be replaced, answer is yes.

- Another resident asked about who was responsible for cleaning the fence line around the larger pond, the walking path has debris that needs to be cleaned. The Board will investigate to determine whether the HOA or Bailey Foundation is responsible.
- Volunteers to help/serve on the Board were requested. It was suggested to put a notice on website inviting volunteers.
- The ballots for the three board members were collected and tallied. All three will serve on the Board.
 - 13 yes votes for Linda
 - 13 yes votes for Jenn
 - 12 yes/1 no votes for Alana
- There was a question regarding enforcement of covenants. The Board does not have the resources to closely monitor violations routinely, nor the funds to hire the service. We must depend upon residents to report observed violations to the Board via the board email, board@honeycreekhoa.com. They should include a picture, date, and address as well as a short description of the issue. Once received, the Board will confirm and direct a violation letter to be sent. After three letters if the issue is not resolved, fines begin.
- There was a resident question regarding if renters are bound to adhere to covenants and who is notified in the event of a violation. Susan shared that violation letters are sent to both the resident, and in the event the billing address/owner is different, that address as well. It was asked who was responsible for correcting any issues. It is always the owner. It was noted that most lease contracts include a clause holding the resident responsible for adhering to the covenants and for any resulting fines.
- There was some discussion about possible activities – City-wide Block Party in September, neighborhood Garage Sale in spring and/or fall – but until/unless volunteers come forward there is not current capacity to organize, publicize and coordinate.

Next Meeting

The next general meeting is planned for October/November of 2025, on a Tuesday or Thursday at 6 p.m. at City Hall. It will be posted on website and appropriate advance mailing will be made. Will try to avoid Owasso Fall Break schedules. This time frame is established in order to review financials through 3rd quarter and project the following year budget as accurately as possible.

Adjournment

Jenn Merrill made a motion to adjourn the meeting, seconded by Ed Anderson, all agreed.
Meeting concluded at 6:45.

Minutes submitted by: Linda Phillips