



The City of
OKLAHOMA CITY

You're invited to attend a
pre-construction meeting for the
Wilshire Blvd Improvement Project
County Line Rd to Council Rd

Tuesday, November 12

6:30 - 7:30 p.m.

**Kenneth Cooper
Middle School
8001 Riverbend Blvd
Oklahoma City, OK**

Funding is provided by the
2007 general bond issue.
This project is managed by the City's
Public Works Department.

For details call
Marcus Gaines, project manager
297-3541



**The Meadows HOA
Annual HOA Meeting
November 12th, 2013
6:30 pm
Kenneth Cooper Middle School**

Agenda

- ❑ Introductions
- ❑ Treasurers Report
 - 2013 Annual Report
 - 2014 Budget
 - 2014 Annual Dues – Bill Pay via internet
- ❑ Neighborhood Communications
- ❑ Covenants and Restrictions (C&R) Committee Report
- ❑ Park Update
- ❑ Christmas Lights Contest
- ❑ Open Discussion & Wrap-Up
- ❑ Raffle

Introduction

- The Meadows HOA Board and Reps
 - President – Open
 - Vice-President – Caroline Medlinger / Sharon Hollis
 - Treasurer – Lynn Ahpeatone
 - Secretary – Dalia Woodliff
 - Park Rep – Vernetta Martin
 - Park Rep – Freddie LaSota
 - Welcome New Homeowner's – Bonnie Talley
 - Website and Newsletter Rep – Richard Yeager

- C&R Committee
 - Assists board to insure homeowner's adhere to Covenants and Restrictions

Treasurer's Report

□ 2013 Annual Report

- Budget for 2013 - \$53,750
- YTD - \$44,731
- Projected end of the year - \$49,358
- Projected under budget – (-\$4,400)
 - Landscaping, Maintenance & Repairs – (\$2,100)
 - Office and Admin (-\$1,700)
 - Activities and Events (-\$600)

2013 Summary of Expenses

Park Operating Fund	\$	20,271	41.07%
Landscaping - Mowing, etc.	\$	12,970	26.28%
Activities - Christmas, Easter, YOW, Annual Mtg	\$	5,788	11.73%
Office Supplies/Mailings/Liens/Tax Prep	\$	3,773	7.64%
Utilities (Water, Electric, Phone)	\$	3,480	7.05%
Insurance	\$	3,076	6.23%
2013 Total Expenses (Actual)	\$	49,358	100.00%

Treasurer's Report

- **2014 Annual Budget**
 - Expected Revenue - \$55,800.00
 - Budget - \$54,000.00
 - Will not complete front entrance fence replacement until Wilshire Blvd. improvement project is complete.
 - Communicate to all homeowners capital expense addition to budget
- **Summary of Yearly Expenses**
 - 2010 – \$48,275
 - 2011 – \$44,311
 - 2012 – \$52,172 (flag pole)
 - 2013 – \$49,358
 - 2014 Budget (projected) - \$54,000
- Goal is under budget and under revenue
- Reserves are \$82k for fence replacement, unexpected expenses due to weather and park operating and capital improvement
- 65% of the expenses are for the park and landscaping
- Invoices will be mailed Thanksgiving and due at the first of the year
 - Payment via Paypal option, if available; instructions will be included on invoice

Neighborhood Communications

- ❑ HOA Website – www.themeadowsokc.org
- ❑ HOA Email Address – themeadowsokc@gmail.com
- ❑ Facebook page – “like” The Meadows at River Bend HOA
 - YOW winners
 - HOA communications
- ❑ Frequent Email Communications
 - “News and Notes” e-mails
 - Provide preferred email address with invoice or email themeadowsokc@gmail.com
- ❑ HOA Newsletter
 - Always looking for ads, recipes, safety and “fun” items to go in the newsletter. Please send to themeadowsokc@gmail.com
 - Posted on website; link sent via email and mail
- ❑ Neighborhood Directory
 - Request to update and distribute neighborhood directory
 - Information requested in annual invoice
 - If homeowner doesn’t want to be included in directory; check opt out box on annual invoice

Covenants & Restrictions (C&R)

❑ C&R Committee

- Assists board to insure homeowner's adhere to Covenants and Restrictions
- Always looking for volunteers

❑ 2013 C&R Summary

C&R Description	Violations	Status
Cars Parked in street	10	10 – Resolved; Continue to monitor
Front Yard Cleanliness (i.e. flower bed, front lawn, garbage cans, signs, mailboxes, etc.)	21	20 – Resolved; Continue to monitor 1 – In Process
Trees in front yard	48	33 – Closed 12 – Fines Assessed 3 – In process
Basketball Goals	19	17 – Resolved; Continue to monitor 2 – In process
Animal Control (dogs barking, fowl)	2	1 – Closed 1 – Monitor; city action line involved

❑ C&R Update Process

- Section 1 – Documented in Paragraph 25 of the C&R, These covenants shall run with the land and shall be binding upon all parties and persons and their successors in title until January 1, 2006 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by a vote of two-thirds of the then record owners of all the lots in this addition, it is agreed such covenants be modified or cancelled.

Lake Channels (Flume)

- Keep lake channels (flume) clear of debris
 - Water shed canals along Stinchcomb Drive, Green Meadow Lane, and Chelsey Lane
 - Water shed feeds Stinchcomb Wildlife Refuge and Lake Overholser
 - Reminder to keep the area free of grass clippings, trash, tree limbs, etc.
 - HOA also reminded the landscapers

Park Update

- Maintained by a River Bend Homeowner
 - Significantly reduced labor cost than a lawn care business.
 - Agreed to hold his prices for 3 years saving maintenance costs
- 2013 Park Budget
 - Budget for 2013 - \$35,750 ; \$18,200 for lawn maintenance labor
 - YTD - \$25,000
 - Projected end of the year - \$32,900 (\$2,800 under budget)
- Park Operating fund is funded by both subdivisions; pro-rated based of number of homeowners
 - The Meadows Operating Fund Contribution is ~\$20,000
 - Approximately 40% of our annual budget
- Capital improvement Fund
 - Each subdivision along with the developer agreed to put in \$5000 per year for 5 years 2006-2010
 - Currently, there is \$40,000 is the capital improvement budget
 - \$9000 was spent on surveys, plans, city filing fees, etc.
 - River Bend and Meadows fulfilled their obligation. Developer has not.
 - Approval obtained from homeowners to move money to general fund or use for capital improvement.
- Park Committees
 - Assist in enforcing only homeowner's utilize park
 - Recommend best use of Capital Improvement Fund
 - Exercise equipment, Backstops for baseball fields, etc.
 - Will communicate to homeowner's as decisions are made

Christmas Lights Contest

- ❑ 3 winners, 1st \$100, 2nd \$75 and 3rd \$50
- ❑ Contest will take place the weekend of December 13th
- ❑ Winners listed on website and on Facebook
- ❑ Winners signs placed in homeowner's yard

Open Discussion & Wrap-Up

- Open Discussion
 - Open Board Position – President
 - Kenneth Cooper Middle School PTA President

- Raffle
 - Dues must be current to qualify

- Annual Meeting presentation and minutes will be posted on website