



**The Meadows HOA
Annual HOA Meeting
November 11th, 2014
6:30 pm
Kenneth Cooper Middle School**



Thank You

***for serving our country and
protecting our freedom!***

Agenda

- ❑ Introductions
- ❑ Treasurers Report
 - 2014 Annual Report
 - 2015 Budget
 - 2015 Annual Dues – Bill Pay via internet
- ❑ Neighborhood Communications
- ❑ Covenants and Restrictions (C&R) Committee Report
- ❑ Park Update
- ❑ Wilshire Construction Update
- ❑ Neighborhood Safety
- ❑ Christmas Lights Contest
- ❑ Volunteer Requests
- ❑ Open Discussion & Wrap-Up
- ❑ Raffle

Introduction

- The Meadows HOA Board and Reps
 - President – Mitch Enos
 - Vice-President – Sharon Hollis
 - Treasurer – Lynn Ahpeatone
 - Secretary – Dalia Woodliff
 - Park Rep – Vernetta Martin
 - Park Rep – Freddie LaSota
 - Neighborhood Communications Liason – Dave Dunn
 - Board Representative – Phillip Suarez
 - 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

□ 2014 Annual Report

- Budget for 2014 - \$53,750
- YTD - \$41,436
- Projected end of the year - \$46,297
- Projected under budget – (-\$7,700)
 - Landscaping, Maintenance & Repairs – (\$2,500)
 - Activities and Events (-\$2,300)
 - Office and Admin (-\$1,800)
 - Utilities (-1,100)

2014 Summary of Expenses

Park Operating Fund	\$	20,659	44.62%
Front Entrance - Mowing, etc.	\$	10,673	23.05%
Activities - Christmas, Easter, YOW, Annual Mtg	\$	4,282	9.25%
Insurance	\$	4,113	8.88%
Office Supplies/Mailings/Liens/Tax Prep	\$	3,243	7.01%
Utilities (Water, Electric, Phone)	\$	2,937	6.34%
Flagpole Repairs and Flags	\$	389	0.84%
2014 Total Expenses	\$	46,298	100.00%

Treasurer's Report

- ❑ **2015 Annual Budget**
 - Expected Revenue - \$57,000.00
 - Budget - \$54,000.00
 - Communicate to all homeowners capital expense addition to budget
 - Obtain bids in Early 2015 front entrance fence replacement
- ❑ **Summary of Yearly Expenses**
 - 2011 – \$44,311
 - 2012 – \$52,172 (flag pole)
 - 2013 – \$48,110
 - 2014 projected - \$46,297
 - 2015 Budget - \$54,000
- ❑ Goal is under budget and under revenue
- ❑ Reserves are \$80k for fence replacement, unexpected expenses due to weather and park operating and capital improvement
- ❑ 65% of the expenses are for the park and landscaping
- ❑ Dues will remain at \$120
- ❑ Invoices 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
- ❑ HOA voicemail – (405) 728-6741 ext. 2
- ❑ 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
 - Request 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

Covenants & Restrictions (C&R)

❑ C&R Committee

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

❑ 2014 C&R Summary

Cars Parked in street	13	13 – Resolved; Continue to monitor 2 – Open
Front Yard Cleanliness (i.e. signs in front yard, flower bed weeds , front lawn, garbage cans, signs, mailboxes, etc.)	12	12 – Resolved; Continue to monitor
Trees in front yard	10	10 – Letters sent; Continuing C&R process where fines assessed if trees not planted by early Spring
Basketball Goals	16	12 – Resolved; Continue to monitor 4 – In process
Animal Control (Dogs barking, dogs walking without leashes and cleaning up after pets while walking)	5	3 – Resolved 2 – 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.

Park Update

- Park Committee
 - Members include: Both HOA Presidents and 3 members from each HOA
 - Assist in enforcing only homeowner's utilize park
 - Recommend best use of Funds
 - Will communicate to homeowner's as decisions are made
- Park Updates
 - Updated Entrance Signs
 - Added motion camera
 - Added Pet Waste Station
- Lawn care maintained by a River Bend Homeowner
 - Significantly reduced labor cost than a lawn care business.
 - Agreed to hold his prices for another through 2016
- 2014 Park Budget
 - Budget for 2015 - \$36,000 ; \$18,200 for lawn maintenance labor
 - YTD - \$23,000
 - Projected end of the year - \$32,200 (\$3,800 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.

- ❑ Target Completion end of November
- ❑ Bradford Pear Trees along Wilshire
 - OG&E cut trees interfering with utility lines
 - Bradford Pear Trees were not shaped or cut properly
 - City Improvement project will remove trees at no cost
 - 2015 HOA landscape project will determine tree type and number of trees to be planted

Neighborhood Safety

- Continue to notify homeowner's of any crime in neighborhood via email
 - Provide preferred email address with invoice or email themeadowsokc@gmail.com
- Neighborhood Watch Committee
 - Request for block captains and/or homeowners willing to serve on committee

Christmas Lights Contest

- ❑ 3 winners, 1st \$100, 2nd \$75 and 3rd \$50
- ❑ Contest will take place the weekend of December 12th
- ❑ Winners listed on website

Open Discussion & Wrap-Up

- Open Discussion
 - Volunteer Requests
 - C&R Committee Representatives
 - Neighborhood Watch Committee
 - Actions will be taken where applicable

- Raffle
 - Dues must be current to qualify

- Annual Meeting presentation and minutes will be posted on website