

**Minutes from the HCBR POA Board of Directors Meeting**  
**Held: 5/31/05 at 7:30PM in Scott's Backyard**

<u>Members in Attendance:</u>	<u>Members Absent:</u>
Scott, Angela, Daymon, Tom R, Todd, Dody, Chad, Shawn, Megan	Tom F, Marne, Susan, James

*Items Discussed*

1. **Possible future meeting sites** included the new YMCA or the Bailey Ranch community center – brief discussion about whether we could one day build a community center of our own – no decision was reached about feasibility (although concerns were raised about expense) but request was made to contact Camelot Homes about the **empty lot at 9909 E. 100<sup>th</sup> Place North** to find out whether that lot will ever be built upon or whether it might one day be made available to the POA members (note to all: I am having trouble finding a telephone number for Camelot Homes but will keep looking)
  
2. **Coventry Gardens** – Daymon reported that Coventry’s developer apparently still owns the commons area at the 96<sup>th</sup> Street Entrance – and our contact in Coventry has indicated that once Coventry’s developer deeds the land over to Coventry’s POA, Coventry will consider quick claiming the entrance area over to the HCBR POA so that we can maintain the 96<sup>th</sup> entrance and erect a HCBR entrance sign –consensus opinion is to mention that we are in talks with Coventry at our upcoming annual meeting (since so many members have expressed concern about the appearance of the 96<sup>th</sup> Street entrance) but not to disclose any details until a deal is in place and the terms are final
  
3. **Landscaping** - A proposal to permit landscaping of the larger island areas in the neighborhood was brought forth by Dody and Megan (on Susan’s behalf as well as her own) and after extensive discussion, it was decided that the board should permit homeowners to plant trees on the larger islands (measure was approved by either an 8 to 1 or 7 to 2 vote). Per our discussions, these first non-POA funded trees would both make our neighborhood more attractive and prove that our members will water and care for the island landscaping if they are permitted to landscape the items areas. Based on the board’s discussions, it sounds like the island landscaping project will be rolled out as follows – the Board will announce at the annual meeting that anyone interested in improving their street’s island can fill out the ADC property improvement form for consideration and contact Wes (our new landscaping guru) for a consult. We will also announce that we are not going to begin a formal POA-sponsored landscaping effort until next fall at the earliest (as we are still in the middle of collecting past due payments from current POA members in order to improve our cash flow) but that we will be happy to help plan/design/install member-sponsored landscaping efforts on the islands.
  
4. **Mingo Entrance & Bell Tower Landscaping:** The board discussed member requests that we remove the metal stakes once used to support the trees that have been planted at our Bell Tower and our Main Entrance and several board members stated that they would be willing to help remove these stakes and complete other necessary landscaping tasks (such as weeding the landscape beds at the main entrance) if someone drew up a list of necessary tasks and sent it out to the group for review. At the meeting, Shawn & Megan

volunteered to pitch in until a more permanent “landscape guru” could be found and two days later, Dody mentioned that another POA member (Wes) was an avid gardener and was interested in volunteering for the POA – Megan has a call into Wes and a call into our landscapers to ask for a quote to include the pond areas in our contract – It was also discussed that Scott does all the winterizing so our landscaping position should be primarily a spring/summer/fall position only

5. **Web Site Access**: It was suggested and seconded that we ask Marne to grant at least one other board member the necessary permissions to upload documents to our neighborhood web site so that Marne would not have to continue to carry the update burden alone.
6. **Insurance Quote**: Megan and Tom met with Myers Reynolds last week and Megan is working on the insurance application. A State Farm insurance quote that Dody acquired several weeks ago was also reviewed and it was suggested that the POA obtain several quotes from several sources before making any purchase decisions.
7. **Secretary**: Daymon made a good point about the need for an active secretary who would take (and then type up) notes at every Board Meeting in case there was any confusion after the fact about the logic behind a board decision at any point in the future (or in case any of the board members were unable to attend but still wanted to know what decisions (if any) had been made in their absence – Megan agreed with Daymon which is why she is typing up these notes right now (and why she continues to ask for volunteers willing to serve as our official Secretary.) ☺
8. **Electrician**: Tom R will put a friend of his who is an electrician in touch with Scott to discuss upgrading our transformers on our common areas
9. **Brick Mailboxes, Non-Compliant Mailboxes and other ADC issues**: Megan presented an issue James brought to her attention about 2 homeowners in his section that wanted to know whether the ADC will grant exemptions for new brick mail boxes as well as for pre-existing brick mailboxes – following a lively discussion, it was decided that James and Dean (and the rest of the ADC) should discuss the matter further offline and report back to the board with the results of their internal discussions and the results of any external discussions they had have with the requesting homeowners. Dean then informed the rest of the board that **only three 2<sup>nd</sup> violation letters** had been mailed to homeowners and told the rest of the board that the ADC will also be undergoing a **slight restructuring** to allow the ADC to respond to our members in a more timely manner.
10. **Dues collection**: Daymon reported that HCBR currently has a 73% collection rate it was decided that Daymon would print out new invoices that the section representatives will hand-deliver to their “non-paying” members in order to try to work with each of these families so that we will not have to file liens against all of the families that have not yet paid their annual dues
11. **Pond Cleanup** – Megan reported to the board that the city is requiring our developer to rebuild, regrade and reseed all 3 of our drainage ponds (eastern most pond, middle/west pond and the large new pond in HC2) before the end of this month (June) – interested parties should contact Megan for more details.

12. **18 by 24” Neighborhood Pride - Entrance Signs for our Secondary Entrances that will better differentiate where HCBR ends and where El Rio Vista begins:** By a vote of 7 to 2, the board selected the entrance sign option that contains our logo and our website address only (see graphic below) – the second most preferred option was the same graphics with the slogan “Proud Community of Owasso”. Megan will follow up with the homeowners who live on the edges of our neighborhood to obtain their permission to post these signs before moving any farther on this project



All the preceding notes are the conversations that occurred and the decisions that were reached as recorded in my notes – if there are any omissions or misstatements please send the correct information to the entire board so that everyone is operating off of the same game plan. Thanks again and I will see everyone at our annual meeting next Tuesday night the 7<sup>th</sup>! ☺