



REX QUALITY CORPORATION HOMEOWNERS' ASSOCIATION

ANNUAL HOA MEETING MINUTES - JANUARY 9, 2021

The meeting began promptly at 1:15; and due to Covid-19, it was held in the cul-de-sac of Covington Court. Social distancing was maintained, and all members present wore masks. HOA Board members were introduced by name. All 2020 Board Members were present except Marie Zero, Associate Director, who was unable to attend because of illness. Those present were: Paul Webb, President; Richard Spohn, Vice President; Sara Webb, Secretary; John Miller, Treasurer; Bill Ryan, Landscaping Committee Chair; Pat Frizelle, Neighborhood Watch Committee Chair.

There was a total of 22 homes represented at the meeting: 14 HOA members in person and 8 members by proxy. All members introduced themselves to the group. The following lots were represented: 1, 5, 8, 23, 30, 33, 35, 38, 41, 60, 62, 65, 68, 70, 72, 75, 76, 77, 84, 90, 95, and 105.

Paul Webb, President, welcomed all who attended the meeting and noted good member representation. He suggested that future meetings continue to be held in this manner. Pat Frizelle was recognized as being instrumental in coordinating the Neighborhood Watch meeting held earlier in December 2020 and in obtaining new Neighborhood Watch signs. Paul expressed a desire, as well as other board members, for Crown Pointe to come together as a community, not just an association, in order that members may be more aware of those neighbors who may need help or services from other members from time to time. Richard Spohn suggested that HOA members could place large colored signs in their window if they are needing help (red for help needed and green for everything is OK.) Carol McClure stated that her internet went out this week and she could not contact anyone, but that it later came back on. Magdalia Figueroa's Grandson offered his tech services as he works for Metro PCS. Mrs. Gruhn noted that her husband, Dale, was unable to attend because of health issues and that their daughter will be staying with them for a time. Mr. Gruhn served on the HOA board for several years.

Paul continued the meeting by noting Crown Point events of the past year as well as recognizing Donny from Arrowhead Landscaping for doing a great job this year in keeping the common grounds looking neat. He also noted that the community bulletin board at the front entrance was placed there for announcements from the board as well as for those members who wanted to place other announcements there.

Treasurer's Report – John Miller – John began by thanking Bill, Richard and Paul for volunteering their time to help keep the front entrance well landscaped which helped with lowering expenses. He noted that Art Brewer, his former neighbor, passed away during 2020 and a sympathy card was sent to the family. John gave a summary of the 2020 budget, noting that 102 out of 105 homes had paid their HOA dues for 2020, which increased the checking account balance by approximately, \$10,000. He also noted that 2020 expenses were \$11,700 as well as stating the balance of two CDs (\$5214.67 and \$10,187.09). He suggested that when the CDs come due, that they be allowed to "roll over". As extra money becomes available (if any after expenses), it would be deposited into the CD accounts. CDs are for emergency



contingencies. He proposed a budget of \$15,750 and recommended lowering the HOA dues to \$150 per homeowner to reflect the proposed budget. There was a question concerning monies budgeted for the annual HOA picnic at Bok Tower to which Paul Webb addressed the explanation. A motion was made by Mrs. Pettus that the budget and HOA dues for 2021 be approved. It was 2nd by Richard Spohn. The motion was passed by all members present. No objections were made.

Election of Officers: Paul Webb nominated to continue as President as well as John Miller as Treasurer. Paige Turner offered to take over the responsibilities of Secretary as Sara Webb stated that she would like to come off the HOA Board due to personal conflicts. A motion was made by Jason Tackett to continue the current slate of officers and replacing Sara Webb with Paige Turner as secretary. Motion was 2nd by Jeff Trout. Motion passed 100% by HOA members present. Paul asked for volunteers for other committees such as Events and Landscaping. Jeff Trout volunteered to serve on Architectural Committee.

Other items that were discussed:

1. A Bench at the front entrance for students to sit on while waiting for the bus. Since no decisions could be reached, subject was tabled until the next Director meeting or the input of more HOA members.
2. Violation of Restrictions: Time after time, homeowners have been in violation and reminded of violations of restrictions. Without any “teeth” to our restrictions, nothing can be done to deter violations. It was proposed that a vote be put forth to add a \$25 fee to each violation. Vote would be sent out with notice of dues. Sara Webb noted that in order to change the restrictions, 75% of the homeowners would need to vote for approval.
3. Wall repair – Paul explained the large crack in the East wall at the front entrance. A foundation company gave an estimate of more than \$5000 for repair. We are still waiting for an estimate from a brick mason. Wall will also need pressure washing and painting after repairs are made, so repair and repainting of the wall will be a large expense for 2021.

Other discussions included street parking, a reckless driver on Chamberlain Loop, unwanted solicitation. Since Pat Frizelle reported the reckless driver to the police, and along with the fact that Crown Pointe now has two police officers living in our community, Police Patrols will be increased in Crown Pointe. John Miller noted that if called, the city would come trim trees and take care of street and street sign repairs in our community. Paul Webb related to HOA members that they could call anyone on the Board with any concerns.

With no other discussions or related information, the meeting was adjourned at approximately 2:30 p.m.

Director Date

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