

**Broken Arrow Civic Improvement Association
Annual Meeting Minutes
Sunday, October 19, 2025**

The meeting, held via Zoom, was called to order by BACIA President Rob Adams at approximately 4:00 PM.

Attendees:

- Jack and Natalie Montgomery
- Dennis and Denise Epstein
- Claus and Jennifer Raddatz
- Bob and Tamara Muckenschnabl
- Mike and Kelly D'Addeo
- Brett Piper and Jay Hasbrouck
- Rob and Christine Adams
- Ed and Karen Cutler
- Andrea Smith
- Bill Vandergriff
- Dan Monroe
- Dave and Virginia Soto
- Gary Linden
- Judy Reddington
- Carl Jackson and Jodi Sansone

2024 Meeting Minutes and Treasurer Report

Members reviewed the previous year's minutes for approval. Jodi Sansone reported that there is \$3,001 in the BACIA bank account.

- Ed Cutler made a motion to approve the minutes. Judy Reddington seconded the motion. Ed Cutler made a motion to approve the Treasurer Report.
- Christine Adams seconded the motion.

The members voted unanimously to approve the minutes, the report, and the payment of the BACIA web hosting and the Board's liability insurance.

Treasurer Report 2025

October 2024 Balance	\$2,864
Dues Added	\$1,200
Legal Fees for Amendments (final)	-\$1,043
Corporate Commission Fee (annual)	-\$20
Current Balance (10/19/25)	\$3,001
Upcoming Costs	
Website Hosting (annual)	\$204
Board Insurance (annual)	\$900

Broken Arrow Trailhead Redesign

Neighbor Shaeri Richards updated members on the National Forest Service planned redesign of the Broken Arrow Trailhead parking area that is expected to take place in the next two years. She reviewed the layout and the proposed limited amenities (e.g., picnic bench, vault waterless toilets, vehicle staging area, and gates). The neighborhood needs to continue to advocate for a gated/permitted access to reduce traffic on Morgan.

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Welcome to New Neighbors

Rob Adams reviewed recent property sales and building activity in the subdivision. He welcomed new neighbors and reported on a pending sale on Morgan Road.

Neighborhood Issues: Sign Maintenance and Securing Trash Cans

Rob Adams requested assistance in maintaining the area around the Broken Arrow sign on Morgan Road. This area needs occasional weeding and/or raking. He also requested that neighbors secure their trash bins to help deter the area wildlife from tipping them over. He recommended putting cans out closer to collection time (not the night before) and attaching cords to keep the lids tightly closed in the event they are tipped over by scavengers.

Short Term Rental Activity

Rob Adams reported that there is currently no evidence of short term rental activity (rentals of less than 30 days) in the sub-division.

Board of Directors Election

The following candidates agreed to serve as members of the BACIA Board of Directors. Dennis Epstein made a motion to approve the candidates. Dan Monroe seconded the motion. The 2026 Board was elected unanimously:

- Rob Adams
- Ed Cutler
- Karen Farmer
- Vidor Friedman
- Gary Linden
- Brett Piper
- Judy Reddington
- Jodi Sansone

Adjournment

- The meeting was adjourned at approximately 5:00 PM.