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## 2025 Annual Meeting Minutes

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- **Call to Order & Welcome** – Jim Lind, HOA President

### **Roll Call of Directors**

Present: Jim Lind, Kipp Chandler, Micah Weber, Graham Akers, Jenn Valentine

Absent: Stephen Burgin

**16 Residents were present representing 11 residences.**

- **President's Report** – Jim Lind

Jim thanked everyone for their attendance and reviewed the goals of the HOA:

- (1) Keep residents safe
- (2) Increase property values
- (3) Provide a sense of pride within the community

Jim presented a review of some of the HOA's 2024 accomplishments:

- Nearly 100% payment of HOA dues
- Sponsored the Community Easter Egg Hunt
- Sponsored Neighborhood Fall Festival
- Well-kept lawns in the common areas and a clean pond stocked with fish
- Administered an HOA budget over \$40,000.
- Decorated the entrance with festive holiday lighting and decorations
- Added a traffic safety sign along S College
- Received approval from residents and City of Bixby for addl. speed bumps (Josh McCallum may be able to provide money savings on speed bump costs)
- Continued conversational style to approach HOA issues in the community

- **Treasurer's Report** – Micah Weber, HOA Treasurer

- 2024 Budget

Reviewed budgeted vs actual for 2024. Some of the items were reduced due to conservation measures we instituted – reduced watering cycles, reduced electrical use. Holiday lighting is now wrapped up into the annual lawn care costs. 2024 Insurance for HOA (liability and loss) came down in price from provider.

Playground amenity (frog) was replaced by Mike Wallace at no cost to our HOA (\$1200 savings). Dead trees were replaced by Mike Wallace at no cost to our HOA.

- 2025 Budget

Reviewed projected budget for 2025. Increases reflect loss of discounts which had been provided to our developer (multi-property discount). A few line items were added: Neighborhood dumpster was well-received in 2024 so will be repeated annually; Asset Lifecycle Management is being added in to build a reserve for HOA items which will, eventually, break/wear out/be damaged and need to be replaced (fencing, playground equipment, pond pump, etc).

Question was asked about why lawn maintenance and treatments were separated out – two companies and priced out better this way.

- HOA Dues

Based on the budget established for 2025, the Board agreed that HOA dues must be increased to \$500/year for each property. This is also to stay a bit ahead of potential cost increases due to inflation and unexpected expenses.

There were no concerns or discussion raised regarding the 2025 HOA dues.

- **Review of the 2025 Voting Process - Jim Lind**

Jim named and thanked the 2024 Board members, emphasizing that they were volunteers and had provided their time and services to support the community. Based on the 2024 meeting vote and resident feedback, the Board agreed to a new format for voting.

Nominations were received in late December and paper ballots were mailed to all residences in early January, allowing over 2 weeks for them to be returned. The primary reasons for the change were:

- **OPPORTUNITY:** Mailing the ballots to each resident allowed every resident the opportunity to vote.
- **CONVENIENCE:** Collecting and counting ballots is time-consuming and the Board would rather use the meeting time to focus on important community discussions.

- **Announcement of Voting Results & Establishment of 2025 Board of Directors**

Mike Wallace was asked to read the vote totals. These had been collected and the statement prepared by Jeff & Sydney McMillon who were unable to attend the meeting. Mike had accepted last-minute ballots at the meeting and added these into the total counts. The total received met the votes needed to confirm the new members. Mike introduced the 2025 Board:

- Jim Lind
- Kipp Chandler
- Jenn Valentine
- Stephen Burgin
- Graham Akers
- Josh McCallum (new to the Board)
- John Williamson (new to the Board)

- **Open Discussion**

Mike Wallace gave an update on Presley West (PW) development. There is a lot of new construction going on in Presley West Phase 1 (front half). Mike projects that Phase 2 paving will begin in roughly 6 weeks and Phase 2 Construction in Late Spring/Early Summer.

Thus-far, there are 17 sold homes in PW according to the home builders. There will be a lot draw for the same group of builders in Phase 2 of PH. No public are included in the draws as of now. Mike Wallace will be covering 100% of the costs for PW through 2025. DR Horton homes adjacent to the back of PW – we are unsure the quality and/or style of homes going in, but lot sizes imply homes comparable in size/value to those in PH.

Jim opened the discussion up to those at the meeting to provide suggestions, requests, feedback and ideas for the HOA. He asked that each resident provide their name before presenting their feedback.

- Kat Akers: Will there be neighborhood markers between us and DR Horton?  
-Mike Wallace- Have not considered that yet at this time. Need to check funds.
- Judy Henderson- Is there going to be a cul-de-sac backed up to the pond at PWest?  
-Mike Wallace- Not sure, it may be a half cul-de-sac.
- Judy Henderson- The Christmas decor and lights at Christmas was so cheerful and beautiful and so highly appreciated that the neighbors put the effort into it.
- Norm Pugh- What is going on with the foreclosure? It's turning into an eyesore.  
-Micah Weber- haven't heard anything from bank. No power, water, etc.  
-Mike Wallace - usually takes 17 months before bank will take real action. Bank only has to take care of property 2x/month. Bank is out-of-state bank, so likely has little personal investment.
- Josh McCallum- Some ADA ramps w/yellow bumps to sidewalks appear to be missing in Phase 2. There's also a question about one across from the pond leading into the playground.  
-Mike Wallace- These are specified by the City, he will confirm.
- Rose Pugh- Park & Pond area gets a lot of trash and debris around it, especially after windy days. Some fishing lines are being left in/near the pond. Can we ask for volunteers to get out for cleanup?  
-Jim Lind- We will look into it & discuss at HOA meeting.
- Larry Heler- Fireworks at New Years?  
-Jim Lind- We follow City ordinances for 4th Of July and New Years.
- Rose Pugh- Water Outages that occur - Can HOA send out emails to alert people when there are water outages?  
-Jim Lind- HOA does not get alerted but everyone should post to others when they do know to help each other out. Also helpful to sign up for alerts from the utility company.  
-Kipp Chandler- Water-related construction should be complete soon for the work going on close to us.

Request was made for any further questions or discussion.

- **Adjournment**

Jim Lind adjourned the 2025 HOA Annual Meeting at 7:51pm.

**Resident Directory**



**Resident Map (Plat)**



Annual Meeting handouts attached.

**2024 Year-End Bank Statements**

PO BOX 1089  
 GLENPOOL, OK 74033-1089  
 (918) 322-9015



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ACCOUNT NUMBER	74
STATEMENT DATE	12/31/24

**TREASURY FUND**

Beginning Balance	12/01/24	45,896.86
Deposits / Misc Credits	1	117.80
Withdrawals / Misc Debits	1	3,000.00
** Ending Balance	12/31/24	43,014.66 **
*****		
Service Charge		.00
Interest Paid Thru 12/31/24		117.80
Interest Paid Year To Date		1,904.56

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PAGE 1

ACCOUNT NUMBER	03
STATEMENT DATE	12/31/24

**BUSINESS ESSENTIALS**

Beginning Balance	12/01/24	1,487.99
Deposits / Misc Credits	1	3,000.00
Withdrawals / Misc Debits	11	973.41
** Ending Balance	12/31/24	3,514.58 **
*****		
Service Charge		3.00
Enclosures		6

# Presley Heights HOA

## 2024 Cash Flow and Balance Sheet

	Checking	Treasury	Total
2024 Beginning Balance	\$ 6,464.99	\$ 25,521.10	\$ 31,986.09
2024 Dues Received	\$ 43,811.88	\$ -	
<b>Total Available for 2024 Expenses</b>	<b>\$ 50,276.87</b>	<b>\$ 25,521.10</b>	<b>\$ 75,797.97</b>

Bills Paid by Current HOA	\$ (31,188.29)	\$ -	
Funds Transferred to Treasury Account	\$ (40,000.00)	\$ 40,000.00	
Funds Returned to Checking throughout Year	\$ 24,426.00	\$ (24,426.00)	
Treasury Account Interest	\$ -	\$ 1,904.56	
Treasury Fees/Refunds	\$ -	\$ 15.00	

	Checking	Treasury	Total
<b>2025 Beginning Balance</b>	<b>\$ 3,514.58</b>	<b>\$ 43,014.66</b>	<b>\$ 46,529.24</b>

Item	Category	2023 Paid	2024 Budget	2024 Actual	2025 Budget
Christmas Lights	Common Area Maintenance	\$ 1,365.00	\$ 1,500.00	\$ -	\$ -
Electric	Utilities	\$ 3,075.67	\$ 4,300.00	\$ 3,811.64	\$ 4,500.00
Fish Restocking	Common Area Maintenance	\$ -	\$ -	\$ 240.00	\$ 800.00
Insurance	Administrative	\$ 4,280.00	\$ 4,200.00	\$ 3,856.00	\$ 4,000.00
Irrigation Repairs	Common Area Maintenance	\$ 415.65	\$ 1,000.00	\$ 436.00	\$ 1,000.00
Mowing/Beds	Common Area Maintenance	\$ 12,410.00	\$ 13,000.00	\$ 11,773.12	\$ 15,000.00
Miscellaneous	Miscellaneous	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00
Office	Administrative	\$ 616.62	\$ 1,000.00	\$ 898.94	\$ 1,200.00
Playground Repairs	Common Area Maintenance	\$ -	\$ 750.00	\$ 1,200.00	\$ 1,500.00
Pond Chemicals	Common Area Maintenance	\$ 4,030.00	\$ 4,200.00	\$ 2,875.00	\$ 4,200.00
Pump Maintenance	Common Area Maintenance	\$ 512.95	\$ 750.00	\$ 1,030.00	\$ 1,500.00
Real Estate Taxes	Administrative	\$ 75.00	\$ 75.00	\$ 48.44	\$ 75.00
Social	Community Development	\$ 1,805.77	\$ 1,500.00	\$ 1,453.73	\$ 1,500.00
Speed Bumps	Safety	\$ 4,237.40	\$ 200.00	\$ -	\$ 200.00
Tax Return	Administrative	\$ 500.00	\$ 500.00	\$ -	\$ 250.00
Trees	Common Area Maintenance	\$ 2,197.00	\$ 2,000.00	\$ -	\$ 2,000.00
Water	Utilities	\$ 2,816.76	\$ 6,500.00	\$ 3,432.97	\$ 5,000.00
Weed Control	Common Area Maintenance	\$ 857.88	\$ 850.00	\$ 2,513.48	\$ 4,830.00
Asset Lifecycle Management	Administrative	\$ -	\$ -	\$ -	\$ 2,000.00
Dumpster Rental	Community Development	\$ -	\$ -	\$ 440.93	\$ 500.00
<b>Total</b>		<b>\$ 39,195.70</b>	<b>\$ 43,825.00</b>	<b>\$ 34,010.25</b>	<b>\$ 51,555.00</b>

Average Annual Cost Per Lot	\$ 353.11	\$ 306.40	\$ 464.46
Average Monthly Cost Per Lot	\$ 29.43	\$ 25.53	\$ 38.70
<b>Proposed Dues</b>		\$ 400.00	\$ 500.00
Total To Be Collected			\$ 55,500.00
Surplus/Deficit			\$ 3,945.00

Category	2025 Budget
Common Area Maintenance	\$ 30,830.00
Utilities	\$ 9,500.00
Administrative	\$ 7,525.00
Miscellaneous	\$ 1,500.00
Safety	\$ 200.00
Community Development	\$ 2,000.00

