

Britton Meadows Property Owners Association Annual Business Meeting

**Thursday, February 8, 2024, at 7:15pm
VFW Post 7977 13319 N Cincinnati Ave, Skiatook, OK 74070**

- **Meeting was called to order by POA President Leonard Lopez.**
 - Pledge of Allegiance
 - Opening Prayer
- **Quorum of the Owners was validated with a total of 13 homes represented per the sign-in sheet.**
- **The POA Board introduced themselves.**
 - Leonard Lopez, President
 - Aaron Reeves, Vice President
 - Gary Poore, Treasurer
 - Zach Klassen, Secretary
- **The Skiatook City Manager, Brad White discussed improvements to Britton Meadows as well as some current projects in Skiatook.** Mr. White acknowledged Britton Meadows does have needs but the City of Skiatook struggles with funding issues to accomplish all they would like to do. He knows we struggle with water drainage. This summer, weather permitting, the city of Skiatook is hoping to bring a small track hoe to the creek and use it to clean up all the debris and limbs that have accumulated in the creek bed. This should help water flow and decrease the chance of flooding in Britton Meadows. Brad White also acknowledged the need to redo the roads in the neighborhood, but once again, funding is an issue currently. There are talks of purchasing the empty lot on S Choctaw Ave and turning that into a “pocket park” since it lies in a flood zone, but that will need to be researched and discussed in future meetings.
- **President Leonard Lopez discussed 2023 in a year in review.**
 - Previous members from the 2022-2023 year were thanked for their service to the POA and helping the POA get to the stronger position it is now.
 - All the insurance is paid and up to date.
- **Treasurer Gary Poore gave a financial report as well as discussed, the importance of remaining current on HOA dues.**
 - Taxes for both 2021 and 2022 have been completed and submitted to the IRS.
 - The 2023 records are at the accountant for a timely submission.
 - Gary Poore handed out an expenses report from last year.
 - The beginning of 2023 opened with a balance of \$246.32.
 - The ending of 2023 closed with a balance of \$2,855.69.
 - Notices and reminders were sent out this past year.
 - For 2024, we are back on track financially. He addressed the non-payments have been increasing each year. POA members were encouraged to communicate with the Treasurer if times were especially hard financially.
 - Liability insurance that the POA pays for protects the neighborhood from each other as well as offering protection for the board. The payments had disconnected in the past, but they are now back on track.
 - Mowing is supposed to be paid from the HOA Dues, but because the funds were not available, the board members had taken the responsibility upon themselves to maintain the entrances. The hope is that it can be paid for in the future.
 - Regarding annual dues, Gary Poore reminded everyone that the dues are required annually. Unfortunately, there has not been consistency in the past about when the dues are due. Gary Poore reminded everyone that they are due upon the beginning of each year. The group was assured that a notice and a final reminder will go out before a lien is placed on a home.

- **Vice President Aaron Reeves discussed safety and security of the neighborhood.**
 - He mentioned that people have come through the neighborhood to get into cars.
 - He pointed out that we do already have neighborhood watch signs posted.
 - He encouraged everyone to watch out for one another, make sure vehicles remain locked, and to close garage doors in the evening.
- **Secretary Zach Klassen discussed pond management and potential solutions to the algae/plant overgrowth in the summertime.**
 - It was mentioned that we have talked to our city manager about having better in flow and out flow for the pond. One of the ways to accomplish better in flow is to work with the city to clear out the overgrowth on the north side of the pond.
 - Zach Klassen also spoke with aquaculture specialist Marley Beem about a potential solution for the pond. Mr. Beem also works with the Oklahoma Wildlife Conversation, specifically in the area of pond management. Although many solutions were discussed, his best recommendation was to wait until May for the pond to get some plant growth. From there, the specific plant can be identified so the solution can be tailored to our need.
 - It was also mentioned that grass carp would work. We will check into that as a viable option.
- **Possible Britton Meadows community events were mentioned:**
 - A possible block party later in the year.
 - Getting a dumpster for the neighborhood to use but putting it in a better location so as not to attract unwanted traffic from using the neighborhood dumpster.
- **There was a need to fill the 5th board of director position.**
 - Lenoard Lopez opened the floor for nominations. Tony Cortez was nominated to fill the position. No other nominations were given.
 - Lenoard Lopez then made a motion to elect Tony Cortez. A second motion was offered by Tammy Lopez.
 - There was a vote by raise of hand. The vote to elect Tony Cortez passed unanimously.
- **Leonard Lopez gave time for an open forum.**
 - A concern was raised about the school traffic inhibiting homeowners access at certain times of the day. One solution given was to use the N Lenapah Ave entrance. City Manager Brad White said they are in discussions with Superintendent Dr. Bush to extend a road to the east with the construction of the new school gymnasium that would possibly alleviate some of the congestion. Funding was a concern for it.
- **Adjournment.**
 - Leonard Lopez made the motion to give a \$100 donation to the VFW for opening their facilities for us. Motion made by Leonard Lopez. It was seconded by Troy Taylor. Vote passed unanimously.
 - Meeting adjourned by Leonard Lopez.