

Cambridge Homeowners Association Annual Meeting

Held at Norman Downtown Library 103 West Acres
Norman, Okla., October 19, 2023. 6:30-8:45pm

Board Members Present:

Darrell Janaway, President

darrelljanaway@gmail.com 405-408-6911

Jim Osborn, Sec./Treas.

jtosborn676@gmail.com 405-640-3639

Aaron Petrone, Director

apetrone@kw.com 405-414-9300

Dana Redden, Director

danareddenrdh@yahoo.com 580-284-2343

Charles Rushton, Director

croushton43@aol.com 405-573-7804

Board Member Absent:

Barry Bender, Director

barry@rvgen.com 405-802-4312

President Darrell Janaway calls the meeting to order at 6:30 pm and welcomed the HOA members present. He then introduced the board members and had all of the HOA members present introduce themselves. There were 25 homeowners present.

The following topics and ideas were discussed:

1. Darrell discussed the concept of keeping the standard of a Tree City USA status by meeting four code standards of sound urban forestry management: maintaining a tree board or department, having a community tree ordinance, spending at least \$2 per capita on urban forestry and celebrating Arbor Day.

The City of Norman passed an Ordinance No. 0-0708-37 in 2008 outlining the requirements for an occupancy permit.

- A. "one tree for each lot. Lots larger than 10,000 sq. ft., two trees must be planted."
 - B. The CHOA covenants under Section 2.7 "Each residence must have a fireplace. All front yards will be sodded and a landscape allowance of \$300 be spent which is to include 1 (one) 2" diameter tree."
2. From this a discussion was launched about whether the board was insisting on every resident having a tree in their front yard. After hearing from those present it was decided that this is a suggestion for everyone, not an enforceable rule.
 3. The majority present felt like the trees in Cambridge were an excellent improvement to the neighborhood.
 4. A discussion was held on when the dues were due and when they are late. The confusion was when the CHOA meeting dates and dues report were sent out it indicated the dues were due in October or November. 2024 DUES; are DUE BY DECEMBER 31, 2023. Since this and the following day are holidays, January 2, 2024 is the last day you can pay your dues before being accessed a \$50 late fee. After March 31, 2024, the Association will file liens and take the members to court.
 5. It was also said if any CHOA owner pays dues out of an IRA, stock or brokerage account where they could be penalized for early withdrawal, they should notify a Board Member and we'll work with them.
 6. Aaron suggested that we try to obtain e-mail addresses from the owners to save on mailing costs and stay better in touch with everyone. Anyone not receiving emails should send their address to Darrell Janaway.
 7. There was also a discussion of the facebook page "Cambridge & Cambridge II-HOA (Norman OK). Aaron offered to help anyone set up the page as many homeowners share information such as car thefts, lost pets, activities for Cambridge and the City, etc.
 8. There was discussion on better communication via the website, camhoa.org.
 9. Discussion of future improvements:
 - A. Sidewalk Repairs and/or shaving. Several of the residents were concerned with the uneven sidewalks in the neighborhood. In the past the City of Norman has paid at least ½ of the cost. Darrell has contacted the City and they say the money is being spent on new sidewalks in older neighborhoods like Brookhaven. We are continuing to work with them and hope to have money available after the 1st of the year. The smaller problems we are going back to shaving the edges if it is smaller than ½".
 - B. The Board and residents discussed the surveillance cameras and improvement options i.e., upgrading to 4k and adding a camera on the

lake and one on the entrance to the trail. Cost estimates will be completed early next year.

- C. With the help of Aaron, his kids, Dana and Ricardo (a paid handyman) 500 daffodils were planted all over the neighborhood.
- D. Additional park benches were discussed with the consensus of adding two benches to the West side of the lake.
- E. A discussion of using aerators or fountains for the lake. It was decided that the board would be take a look at it in the spring.
- F. Darrell, Aaron and Dana are working with the City planting wildflower plots in the park area. We are also working with the City for improvements at the park, such as more playground equipment, tables and benches.
- G. Pinch points, traffic circles and speed bumps were discussed. It was a consensus of opinion with the HOA members present to pursue changing the pinch points to speed bumps (Rhoades Dr. and Cypress Lake Dr.). Anyone interested in this can call the City of Norman Traffic Engineer and lodge a complaint.
- H. If you see anything that the City of Norman has jurisdiction over you can call the Action Line. A code enforcement rep will inspect the violation and cite the owner. This includes high grass and weeds, broken fences, parking illegally and boarded up windows or doors.
- I. Homeowner Susan Hilgenfeld offered the following information at the meeting:
Action Center 405-366-5369
Code Compliance, Jamie: 405-366-5332
(Code handles business operating in homes & yard signs Promoting their business; yard violations, ect.)
Traffic: 405-329-0528
Traffic Engineer, David Riedland: 405-217-7762
(Handles complaints about "pinch points".)
Parking Service: 405-321-1444
(They handle cars parked within 15' of fire hydrants, 30' of Stop signs, vehicles faced wrong direction and vehicles Blocking sidewalks, etc.

10. There being no further business, the meeting was adjourned at 8:45pm.