

MINUTES

Heritage Hills Owner's Association
August 12, 2013

Board Present:

Kelly Fischer Nick Nulph Charlita Harmon Tom Boepple Mary Morgan

Board Absent:

Brady Schultz Amy Clements

Others in Attendance:

Leon Riffel, Carolyn Riffel, Jack Gargis, Erika Gargis, Pam Booker, Kevin Booker, Kyle Booker, Candice Hay, Dennis Weldon, Barry Bose, Charles Strom, Jordan Cash

Call to Order: The meeting was called to order at 7:10 pm.

July 2013 Nick Nulph read Minutes. Tom made a motion to accept the minutes and Nick seconded the motion. The July Minutes were approved as read.

OLD BUSINESS:

Expenses Charlita questioned Luke's expenses for June 10-July 10 and Tamara explained that the amount was for labor. Carolyn Riffel questioned why the cash flow records are not made available to the homeowners. Tamara and Kelly stated that there has not been any interest, but that if a person requests it, they can receive a copy. There was then, discussion about putting it on the website, including it in with the newsletter and putting it on the Facebook page. Kelly said he will touch base with Amy about making sure it is on the website. The total cash flow is \$43,617. Leon Riffel asked about using 2 different plumbers for contracted work. Tamara stated that Budget couldn't come in a timely manner, so Pro Turf ended up doing the work. The work was for hydrants located on Denim Lane and Windmill Lane. Kevin Booker asked about "non-profit money to be spent", stating that \$43,617 is a lot of money to be sitting around when there are tree limbs down, sidewalks that need to be repaired and trees that need to be removed. Tamara explained that the Board votes on the budget before the yearly meeting in February. Charlita motioned to approve the expenses for July and Nick seconded it.

Small Claims Tamara reported that Bankruptcy had discharged the debt. The current balance is \$345; however, HHOA can write off \$235. Carolyn Riffell inquired as to who is the Accountant, and Tamara replied "Sandy Hall" who used to work at Schoonover's.

Nothing to report on Tepe suit or the abandoned house at 2914 North Grant.

Trees Leon Riffel inquired about the tree trunk that is bulging in the street on Double Tree and who could repair it. Kelly stated that would be the business of City of Enid since it is in the street.

Mowing Brady was absent; therefore, unable to make a report on the mowing.

Wells Kelly discussed the possibility of a new well. He stated that there is maximum upkeep to maintain the wells due to replacing the electricity, pump repair and the fact that the water table is fluctuating right now. Barry Bose commented that if the pumps are running properly and the lines cleared out that the existing wells should function just fine. Barry said that he talked to Tim Lange, the man who installed the wells, and he would be the best to consult for the "well questions". Tamara explained that when the wells were originally installed, the purpose of the wells was to maintain the greenbelts only and not for backyard consumption. But, that since people do use them for the backyards that puts more wear and tear on the existing pumps. This discussion was tabled until further information is available.

Sidewalks Nick said that the sidewalks are an "ongoing" project and that the Board had reallocated the sidewalk funds to the other service areas such as limb and tree removal and mowing, etc. Dennis Weldon mentioned that there had been no activity on the ditch with any

drainage that starts at Cleveland Street. Kelly and Tamara stated that it was the responsibility of the City of Enid.

NEW BUSINESS:

Covenant Request: Architectural Committee gave approval to Mrs. Jane Brown of Haystack Lane to modify her soffets and wood siding on her home using vinyl or steel siding that meets the color requirements of other structures in Heritage Hills.

Contract maintenance Nick asked if we were going to replace Luke with another contractor and Kelly replied that there are some possibilities on the back burner so the Board decided to table this discussion. Charlita and Brady are working on finding a replacement for Luke.

Outsource Mowing: Carolyn Riffel asked about outsourcing the mowing and care of the bushes instead of using homeowners. Tamara mentioned the liability issue and that HHOA takes bids in January as it is posted in the Enid News and Eagle. Tamara said that the \$900 HHOA pays for mowing is very reasonable. HHOA has used Jimmy's Lawn Solutions. There are 39 acres in the Heritage Hills greenbelts. For the most recent work done, \$425 was charged for edging, \$375 for weed eating and \$135 for a trailer load of brush to go to the city dump. Barry Bose stated that he spoke with several mowing companies and that Alvarado's had never seen the posting for bids being accepted in the paper.

OTHER ISSUES AND QUESTIONS:

Kevin and Pam Booker raised the question of who was eligible to attend the Special Meeting on August 6, 2013. Kelly replied that it was a meeting of the Board of Directors to address some issues concerning Barry Bose and the Board of Directors, not getting authorization to use the equipment in the shed, not use the HH pick-up truck, the possibility of Mr. Bose locking the faucets of Brett Wilenzick and Kelly Fischer, refusing to return the remote to the shed and bullying residents in Heritage Hills. The answer didn't satisfy the "other homeowners present" and Mr. Charles Strom shouted at Kelly to "SHUT UP, YOU JUST SHUT UP," stating that he had lived in his home for 40 years. He said that it was wrong voting Mr. Bose off the Board and others revealed the same sentiment (Jordan Cash, Barry Bose, Dennis Weldon, Candice Hay, Kevin Kyle and Pam Booker and Jack and Erika Gargis). Nick Nulph carefully explained that there were other issues discussed in the special meeting that determined the motion and vote that we took concerning Mr. Bose. Mr. Nulph stated that before the meeting he was open minded to hear Mr. Bose's explanation to the issues. After hearing Mr. Bose's repeated denials and consistent changing of the subject to distract from the important issues, Mr. Nulph's mind was made up, that Mr. Bose had made his own bed, and now had to sleep in it. Mr. Riffel's daughter asked if there was an inventory of the items in the shed, and where is the proof that Mr. Bose locked the faucets. Kelly explained that it was a combination lock that had belonged to the HHOA and was previously stored in the shed, and that it was an interesting coincidence that it was suddenly placed on Brett and Kelly's faucets. Mrs. Riffel asked Mary Morgan about Mr. Bose's demeanor at the special meeting and Mary replied, "Mr. Bose was verbally belligerent." Charlita Harmon presented a letter that she wrote to the Board of Directors concerning the validity of the vote to remove Mr. Bose from the Board. Kevin Booker stated that Barry never received any emails or correspondence concerning the remote to the shed. Kelly asked Mr. Bose for the remote and Mr. Booker stated "You will get it back when he (Bose) is ready to give it back". Kelly asked Mr. Bose a second time for the remote and Mr. Bose replied "You will get it back when I give it to you".

ADJOURNMENT:

Nick made a motion to adjourn the meeting, Tom seconded the motion.
Meeting was adjourned at 8:50 p.m.

Mary Morgan, Secretary