The ASHTON HOLLOW HOMEOWNERS’ ASSOCIATION ANNUAL MEETING was called to order by the President, Amanda Pickens at 6:45pm on 11-7-2024. The meeting was held at the Hardesty Regional Library.

Proxies and ballots were counted to determine a quorum and 48 were noted. (1/10th of 139 = 14 needed)

Amanda introduced the current board member including herself as President.

* Mike Walker, Treasurer
* Dan Murray, Architecture
* John Maus, Communications
* Darrell Ingmire, Villas Representative – Not Present
* Jeff Keener, Villas Representative – Not Present

Amanda then introduced the proposed slate of board members as follows and all were present:

* Amanda Pickens
* Mike Walker
* Dan Murray
* John Maus
* Jon Polcha - Villas
* Stephanie Mcauliff
* Sajid Salimi
* Maritza Martinez

Nominations from the floor were requested, and Margaret Walsh from the Villas offered to be on the Board and was accepted. A motion was made to close nominations, seconded and approved by all.

Mike Walker, Treasurer, gave a report for Western and Shared:

Western total expenses through 10/31/24 were $!0,453, Income $49,200 (includes prior year carry over) with a current balance $24,411. Budget for 2025 includes Operating expenses $5,000, Admin $2,800 plus another $750 for a gate contract, and maintenance for $17,800. He noted that fees to Robison, the cancelled management company ended in 2024 so aren’t reflected in 2025. Also, most of the maintenance costs are for streets with a small amount for gates and contingencies.

Shared total expenses through 10/31/24 were $32,000, income $41,700 (includes prior year carry over) and current balance $49,123. Budget for 2025 includes Expenses of $45,000.

Some of the operating expenses budgeted for Western in 2025 could take place in 2024 for street upkeep, and some of the Operating expenses for Shared in 2025 could take place for the remaining Bradford trees removal.

Michael discussed the new Western Website he developed for financial reports, upcoming events, gate open requests, architectural change requests, and more. <https://ashtonhollowhoa.com/>

Michael then talked about the new mailbox, so now the official address for Ashton Hollow Western & Shared is 9220 S 73rd East Ave, Tulsa, OK 74133. This mailbox eliminates the need to have a P.O. box or an address at a management company.

Amanda also discussed landscaping improvements which included adding fall color in the Shared entry area and reallocation of some perennials. Irrigation was also adjusted as needed.

She also talked about Bradford pear tree problems, and this included the fact that the 11 remaining trees in the Shared entryway are starting to disintegrate with two already having to be removed, plus there are more with structural problems. She also showed an OSU Extension report saying Bradford pears are an invasive species, very weak, prone to wind and ice damage, roosting birds (not good for human health) and flowers that produce a rotting fish smell. OSU recommends removal. We have a low bid of $8,800 and this includes removal of all the stumps.

Alternate commercially available and beautiful plants that make good alternatives in Oklahoma, include eastern redbud, American plum, Mexican plum and Carolina buckthorn.

Dan Murray, Architectural Chair, discussed the benefits of living in a gated community, the need for an Architectural request, and the new covenant Change Committee. There was a sign-up sheet for the new committee and one person did sign up.

John Maus talked about the projected life span of the streets, with Western good for about ten more years with care, and Shared probably a little longer, say two to five years more. The Western streets are a little over 20 years old now.

Required maintenance includes crack sealing that generally includes ¼ inch cracks filled with a hot tar product and street sealing that includes a thin coating of a tar-based sealant which also fills the smaller cracks. Also, water erosion is causing deterioration of the pavement at four intersections and these areas need to be filled with concrete swales.

So, we must start planning for eventual milling the pavement down about 2 inches and replacing with new or recycled asphalt which costs about $125,000 per inch in today’s dollars, and maybe more will be required in severely worn areas.

Dues alone barely cover street upkeep, so either a one-time assessment or a permanent increase in dues for Western only would raise the conservatively estimated $250,000. Both scenarios were discussed at the meeting and a permanent increase in dues seemed to be favored and that was done this past year by the Villas.

The meeting was adjourned at 8:15pm.

John Maus, Communications