

**OFFICIAL MEETING MINUTES**  
**Settlers Ridge HOA Directors Meeting**  
**Wednesday, January 24, 2018**  
**6:30 pm**  
**Johnny Carino's Italian**  
**1608 Garth Brooks Blvd, Yukon, OK 73099**

Invitees: Monty Montgomery, Thomas Charnota, Justin Martin, Brad Wojtek and Coby Mavroulis

**I. Call to order - 6:31 pm**

motion: Justin Martin

second: Brad Wojtek

**II. Roll Call**

**Justin Martin, Monty Montgomery, Brad Wojtek, Thomas Charnota  
Coby Mavroulis - not present**

**III. Approval of last meeting minutes**

Minutes from the Annual meeting and Directors Meeting  
December 19, 2017

motion: Justin Martin

second: Brad Wojtek

**IV. Committee Reports**

Architectural Committee - Thomas Charnota

We have a few house, one at the corner of Old Home Place and NW 2nd St, one on NW 2nd St and Land Run Lane, and one on Clementine that have started construction without Architectural Committee approval. Thomas is following up with these builders. There is a need to standardize and make available some easier to follow standards for outdoor storage buildings. These spec will be put together by the Architectural Committee and posted on the website for reference. The Architectural Committee has to still approve the building.

Maintenance Committee - Monty Montgomery

Looking at our lawn contracts and spraying contracts for the year. We have some maintenance to do on the guard shack. Need to replace some of the mulch on the playground for safety.

**V. Open issues**

Finances/Budget - Brad Wojtek

First preliminary budget has been drafted. We still have some unknowns as far as dues. we had several builders not pay dues last year. We had a good carryover on the account to start the year. We are still sorting out things with the transition of the new management company, White Enterprises.

#### Discussion of additional Board Members

We are still wanted to expand the board of directors back to 7 residents. We will continue to look for 2 new members to appoint to the board.

#### Dues

We had a few residents that did not pay dues last year and a handful of builders. The builders and all of those that did not pay dues will have their balance carried over with late fees to the current year.

#### Repairs

We have some repairs that need to be done on the guard shack. Wood rot on the door frames, sprayed for carpenter ants, electrical not working, paint work. We are going to have the pavilion inspected to keep up preventative maintenance on the park.

#### Common Area Property Deeds

We discovered that the common area properties were still in the developers name with the county. We have contacted AT Development and are in the process of getting the titles transfer to the HOA. We also changed the official HOA corporation agent name from Mike Allen, one of the developers to Settlers Ridge Homeowners Association.

#### Houses left unfinished

We contact Green Haven Homes about the property at 13205 NW 5th street that has been left unfinished since the summer of 2017. They were informed they were in violation of covenants and needed to contact the Architectural COmmittee with a completion plan. We have not heard back and will send a letter.

We were going to also send a letter to JB Homes LLC about the property that has set unfinished for 2 years at 13321 NW 6th Street. We want to explore what it would take to at least get the yard graded, as was asked of them during a meeting in September 2017. There will be a notice sent with a \$100 fine for not complying with the covenants.

#### **VI. New business**

##### Easter Egg Hunt

We are going to get pre filled easter eggs like last year and hold the neighborhood easter egg hunt the Sunday afternoon, the weekend before easter.

#### **VII. Adjournment - 8:07pm**

motion: Justin Martin

second: Monty Montgomery

Approved at March 26, 2018 Director's Meeting

*Just S. M.*

President