

2024 ANNUAL MEETING MINUTES
HAMPTON SOUTH HOMEOWNERS' ASSOCIATION
November 12, 2024

Location: Anthem Church, 7777 S. Garnett Rd.

Call to Order: 7:00p.m.

Determination of a Quorum: A quorum of the board was present. Board members in attendance were:

LaRae Ludwig	President
Shane Graham	Treasurer
Kathy Dethlefs	Secretary
Ryan Porter	Architectural Committee Chair
Ted Vowels	Landscape & Beautification Chair

Also in attendance were 18 additional Hampton South residents (see attached attendance sheet).

President's Welcome:

Hampton South President LaRae Ludwig welcomed everyone in attendance. She introduced the current board members, described their duties, and explained that the purpose of this meeting is to go over issues that affect everyone in the neighborhood, approve a new budget, and elect next year's board.

Treasurer's Report:

Shane Graham distributed handouts showing the 2024 budget, the forecast of actual receipts and expenditures for 2024, and the proposed budget for 2025. Current cash HOA holdings total \$54,450.00. These holdings include money held in reserve for the eventual replacement of large ticket items such as the Garnett fence, playground equipment, etc, or the addition of improvements like the access ramps/sidewalks at the park.

HOA income comes from annual dues payments and a minimal fee charged for dues letters required for home sales. Shane reported that out of the 226 homes in Hampton South, 12-13 homeowners are perpetually delinquent in payment. The association does file liens on those properties that owe dues, after sending three notice letters. Shane expressed his appreciation of the patience of homeowners whose checks may have taken longer to process than usual. He was new to the position this year and was learning the process.

HOA expenses include insurance, utilities, and maintenance for the landscape, sprinklers and lighting. Once again this year, significant expenses included removal of dead trees and sprinkler maintenance. The budget for next year looks tight, and may require a raise in dues for the following year. The cost of utilities and services has been going up. The board attempts to spend as conservatively as possible. For example, Ted Vowels has done some adjustment of the lighting himself, without contracting it out.

Hearing no objections, the proposed budget for 2025 was approved.

Landscape & Beautification:

Ted Vowels reported that this year's expenses included removal of dead trees and significant sprinkler repairs. Ted worked to reset and improve the entry lighting, giving it a brighter and more pleasing appearance. Neighbors have commented that the landscaping has looked very good this year.

We are currently under contract with Gettin' Lit to provide our holiday lighting. They were out early in October to place the lights. Ted will set them up to light beginning on Thanksgiving.

Architectural Committee:

The purpose of the neighborhood covenants is to keep the neighborhood pleasant to live in, and to maintain property values. Please remember to submit applications for approval of outdoor projects like paint colors, roof, fence, mailbox and driveway replacements, etc. Applications may be found on our website, hamptonsouthtulsa.com.

When complaints are submitted to the board, the action taken depends on the offense. Our covenants provide teeth to pursue a matter on structural issues such as roofing, fencing, sheds, even paint color. These violations can be pursued in court. Other matters, however, must be enforced by the city, such as neglected

lawns, parking of boats, RVs or inoperable vehicles, etc. These issues should be reported to the city by calling the 311 action line. This year the board has addressed complaints about boats, lawns, multiple cars parked in driveways, debris in yards, etc. The HOA has door hangers which can be placed as a "friendly reminder" about maintenance or parking issues. If this has no effect, a letter is sent to make the homeowner aware that complaints have been made about the issue. A follow-up letter and/or a visit is then attempted. City violations are reported. Please remember that the board is made of neighbors who have volunteered their time; they are not paid officials.

Issues of Interest:

-Retention Pond Maintenance: The city has once again fallen behind in maintenance of the retention pond adjacent to the neighborhood. We need homeowners to continue to call the 311 action line regarding the build-up of algae. It takes time and multiple complaints to get the city to act. If you are so inclined, you may also email our city counselor, Lori Decter Wright, at dist7@tulsacouncil.org.

-Speeding: Ryan Porter was among a group who applied to the city to see if we qualified for speed humps. After a survey of the amount of traffic and the average speed, we did not meet the requirements. A question was raised about additional signage around the park about slowing down and being mindful of pedestrians. The board will discuss this at the January meeting.

-Airbnb: Early this year the board became aware that a home on 106th East Avenue is being used as an Airbnb. On July 28th, a large party was held, which is against Airbnb rules. Neighbors called the police about the loud party. Later, shots were fired and the party guests fled the neighborhood. Looking at online reviews, this property had apparently been used on several occasions as a party event center. This is a violation of Airbnb rules, which state that no more than 8 people should occupy a property at a given time. Loud gatherings are also against the rules. The Homeowner Association is bound by the City of Tulsa's ordinances regarding short term rentals. We can, however, notify the city, the city council, and Airbnb of any rule violations. The more reporting, the better. According to Airbnb rules, if a property is guilty of violations for three occurrences, it is removed from the website. At the moment, the majority of issues regarding this property seem to have resolved. LaRae Ludwig will discuss this issue with our attorney, Craig Abrahamson, to see how we as a neighborhood can at least be made aware of any future short term rentals ahead of time. Some neighborhoods have reportedly incorporated bans on short term rentals in their covenants; however, for Hampton South, this would require approval from 75% of every single property in the neighborhood.

-Security: There are still a few neighbors who voluntarily patrol the neighborhood in the evening. Everyone is encouraged to keep their lights on at night.

Election of 2025 Board: After discussion, the following slate of board members was elected for 2025 by those in attendance:

President:	LaRae Ludwig
Vice President:	Laura Lee Ford
Treasurer:	Shane Graham
Secretary:	Kathy Dethlefs
Architectural Committee Chair:	Ryan Porter
Landscape Committee Chair:	Ted Vowels

Meeting was adjourned.

Next board meeting: TBA

Respectfully submitted,

Kathy Dethlefs, Secretary
Hampton South Homeowners' Association