

2025 ANNUAL MEETING MINUTES
HAMPTON SOUTH HOMEOWNERS' ASSOCIATION
November 11, 2025

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
Laura Lee Ford	Vice President
Shane Graham	Treasurer
Kathy Dethlefs	Secretary
Ryan Porter	Architectural Committee Chair
Ted Vowels	Landscape & Beautification Chair

Also in attendance were 22 additional Hampton South residents.

President's Welcome:

Hampton South President LaRae Ludwig welcomed everyone in attendance. She introduced the current board members, described their duties, and thanked them for all the work and time they have volunteered for the neighborhood. Next she 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.

Landscape & Beautification:

Ted Vowels reported on the maintenance of the common areas at the entrances and the park this year.

- **Sprinkler Systems:** The systems at the entrances and the park required replacement of many of the heads, and there were several broken pipes that required repair.
- **Landscape:** Roark Landscape has been doing a good job with mowing and weeding the flower beds; however, Ted and the board will be getting additional estimates from other contractors to see if we can get a cheaper price next year. The front flower beds are in need of additional work due to soil erosion. Pansies will not be planted this fall so that we can bring in extra soil and mulch in the spring, then do the planting. Ted has been trying to straighten the blue atlas cedar tree at the north entrance. He has had several arborists give their opinions and estimates for remediation. It may just need to be removed.
- **Playground:** The play equipment and basketball goal are holding up well. Work has just been completed at the playground area to refill it with soil and playground mulch for safety. Numerous bids were received, and the best bid, \$6300, also came with the better product. This playground mulch should not splinter like garden mulch.
- **Holiday Lighting:** The holiday lighting was installed in October by Gettin' Lit, and will be turned on beginning November 14. This was the last year of our contract with them. After the first of the year, the board will be contacting several companies to get competing bids and idea proposals for next year.

Treasurer's Report:

Shane Graham distributed handouts showing the 2025 budget, the forecast of actual receipts and expenditures for 2025, and the proposed budget for 2026. Current cash HOA holdings total \$56,372.00. 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, a small number of

homeowners are perpetually delinquent in payment. The association does file liens on those properties that owe dues, after sending three notice letters. HOA expenses include insurance, utilities, and maintenance for the landscape, sprinklers and lighting. These costs continue to rise; therefore, the board has voted to raise the dues for 2027 to \$161.00. This is within the 5% cap that the by-laws dictate.

Following discussion and hearing no objections, the proposed budget for 2026 was approved.

Architectural Committee:

Ryan Porter reminded everyone that the neighborhood restrictive covenants pertain to anything done to the exterior of your home. They require that an application for approval be submitted to the HOA, even if you are replacing/repainting with the same look and materials. He reported that this has been a record year for roof replacements, numbering near 40. The board is doing its best to adhere to the covenants to keep everything fair and friendly. The requirements for roofing materials in particular are very specific and limiting. The covenants, guidelines and application forms may be found at hamptonsouthtulsa.com.

Questions/Concerns from the Floor:

- **Retention Pond Maintenance:** The retention pond belongs to and is maintained by the City of Tulsa. The spring and summer began with high hopes that the algae and mosquito issues were being better addressed than last year. However, as the summer went on, conditions seemed to deteriorate. Homeowners need to continue to call the 311 action line to complain. The more calls they receive, the better the chance that they will act. If you are so inclined, you may also email our city counselor, Lori Decter Wright, at dist7@tulsacouncil.org. So far, she has not been very responsive to our complaints. This would also apply to complaints about the maintenance of the medians on E. 71st Street, and late night drag racers on Garnett.
- **Sidewalks:** Many residents are interested in petitioning the city for the installation of sidewalks in the neighborhood. Some suggested that a committee be formed to explore this issue. We would need to check with the City of Tulsa on what procedures would need to be followed.
- **Streetlights:** Our streetlights are maintained by PSO. They have a place on their website to report an outage. Kathy Dethlefs said she is reporting the light at 75th Place and 111th East Ave.
- **Speeding:** Brian Clare reviewed the process that a group of concerned homeowners went through with the city to see if speed humps could be installed on our feeder streets. The city conducted a study of the average number of cars and their speeds, and found us to be far below the criteria in either category. We would have to wait 5 years to petition again. In the meantime, some neighbors have posted Drive 25 reminder signs in their yards. It was mentioned that school buses have been observed driving too fast in the neighborhood, as well. These cases should be reported to the Union School District.
- **Parking:** A homeowner asked about a commercial truck that is parked on the street every night. The HOA has looked into this in the past. The city code inspector who came out measured the truck and said that it is in compliance. Parking of multiple vehicles in the driveway is also legal, as is street parking if the vehicles are operable. Parking on the grass is NOT permissible. Someone said he once called the city to report a car parked facing the wrong direction, but that no one responded.
- **Flag Poles:** A homeowner asked if there are any restrictions in the covenants regarding flag poles. None are specifically written.
- **Covenant Changes:** The question was raised about how changes could be made to the restrictive covenants, such as allowing more roof color variation. Such changes would require a favorable vote of homeowners of 75% of the properties in Hampton South.
- **Use of the Park:** The question was asked if residents could use the park for an event such as a birthday party. The answer was yes, but it would be best to contact the HOA board so we know what is happening. There is also interest in having a neighborhood social event in order to get to know our neighbors better.

Election of 2025 Board: After discussion and with no additional nominations heard, the following slate of board members was elected for 2026 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.

Respectfully submitted,

Kathy Dethlefs, Secretary
Hampton South Homeowners' Association