

**2022 ANNUAL MEETING MINUTES  
HAMPTON SOUTH HOMEOWNERS' ASSOCIATION  
November 1, 2022**

**Location:** Anthem Church, 7777 S. Garnett Rd.

**Call to Order:** 6:30p.m.

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

LaRae Ludwig	Acting President
Brian Clare	Acting Vice President
Marty Johnson	Treasurer & Architectural Chair
Kathy Dethlefs	Secretary
Laura Lee Ford	Member-At-Large
Ryan Porter	Member-At-Large

Also in attendance were 25 additional Hampton South residents.

**Welcome:**

Marty Johnson welcomed all those in attendance and thanked them for their interest in the neighborhood. This was the best turn-out of residents that we have had in a number of years. Those in attendance commented that the large blue signs at the entrances were more obvious than the signs posted in previous years.

The biggest change within the Homeowner Association this year came when our president of several years, Brett Clooney, moved from the neighborhood. Brett also did the mowing in the common areas, and served as Landscape and Beautification Chairperson. Many thanks go to Brett and his wife Alicia for their many years of service to Hampton South.

**Treasurer's Report:**

Marty Johnson distributed handouts showing the 2022 budget, the forecast of actual receipts and expenditures for 2022, and the proposed budget for 2023. Current cash HOA holdings total \$59,585.00. These holdings include money held in reserve for the eventual replacement of large ticket items such as the Garnett fence, playground equipment, etc. Besides the usual expenditures of utilities, lawn maintenance and repairs, large projects in 2022 included \$13,250 for removal and replacement of dead trees and plants as a result of the extreme cold snaps. This unexpected amount was over budget, and was paid for out of the reserve fund. Another reserve fund expense, which had been anticipated, was \$3000 for installation of the handicap accessible sidewalk leading from S 109th East Avenue into the park playground area. Hearing no objections, the proposed budget for 2023 was approved.

**Landscape & Beautification:**

**Landscape:** Normal landscape expenditures include seasonal flowers, mowing, weeding, and spraying. Since Roark Landscape has been doing the flowerbed maintenance, bids were solicited from them to continue next year, adding mowing to the list. Prices came in at the same rate that we were paying last year for these services, totaling \$10,980.00. Copies of the bids were available at the meeting.

**Entrance Holiday Lights:** Last year there were some issues with the company that installed and removed Christmas lights at the entrances. Our budgeted cost for this service is \$1000. Roark Landscape was asked for a bid this year, but it came in at over \$3000. We will stick with our current company one more year and re-evaluate for next holiday season.

**Playground:** This year residents pointed out that the playground area was not easily accessible to those with wheelchairs or strollers. A new sidewalk with the ADA approved tile was installed leading into the park from 109th East Avenue. This sidewalk also provides a dry, mud-free area for children to wait for the school bus in the morning. Signs were also placed to remind drivers to watch out for children at play. Future projects

under discussion include a similar sidewalk from E 75th Street, and a canopy for the tables at the south side of the playground.

**Architectural Committee:** The latest issue that people have been asking about is the installation of solar panels. The City of Tulsa has posted requirements/guidelines on their website, and Hampton South will be following them. Just as we were required by law to accept the smaller TV satellite dishes when they became available, the HOA is required to accept solar panels that conform to city regulations.

### **Speed Humps/Traffic Calming Devices:**

Cars speeding through the Neighborhood have been an issue for years. Past boards have asked the city for traffic lights, stop signs, speed bumps, speed humps, and speed traps. Neighbors have even stationed on the streets with speed guns. In the past the city has maintained that our neighborhood traffic is not heavy enough to warrant speed humps. Brian Clare has initiated a new campaign for speed humps or some other form of relief from speeders. He has been canvassing the neighborhood and posting on the Nextdoor App for help in this effort. The city has established guidelines and procedures that must be followed, and he is following the steps. This will take time, as government moves slowly. In the end, the city may find once again that we are not eligible. If we are, the next step will be to obtain approval signatures from at least 2/3 of the residents adjacent to the project.

#### **Discussion:**

- Someone suggested that cars parked in the street may be a deterrent to speeders since they would have to slow down to get through. However, it was also pointed out that just recently someone cut a corner without slowing down and looking, and hit a stationary car waiting at 74th St and 108th E Ave.
- A comment was made that a speed trap was set up a while back, but now the city will not do it. Someone said they had read that there is no longer a traffic division at the police department.

**Security:** There are currently about 5 residents who voluntarily drive the neighborhood periodically, including late at night, as a neighborhood watch. A police officer who lives in Hampton South also drives through. Lately there seem to be fewer people rifling through cars at night, and the frequency of truant students from the school loitering in the neighborhood has gotten much better. The smartest security is to know your neighbors and look out for each other, turn on your porch lights, keep your garage doors closed when you are not outside, and lock your cars.

### **Issues from the Floor:**

- **Management Association/Membership:** The question was asked as to what percentage of Hampton South homeowners are members of the HOA. The Hampton South HOA was established as a mandatory organization, and all homeowners are automatically members. Money collected from annual dues is used for park and entrance maintenance and any other expenditures made on behalf of the whole neighborhood. An HOA management company could be hired to oversee maintenance and covenant issues, but a special vote of all homeowners would have to take place to raise the dues enough to accommodate that.
- **Community Building Social Events:** One resident expressed the desire to build more sense of community within the neighborhood, but noted that it will take all of us. In the past, the HOA has sponsored activities at the park like Chili Cook-offs, Halloween activities, Egg Hunts, etc. Enthusiasm has waned for organizers of these events the last few years due to rain-outs, low participation, and finally, the pandemic. Anyone interested in organizing an event is welcome to approach the board with their ideas.
- **Communication:** Communication is a key to neighborhood participation. Many in attendance commented that the larger blue signs posted at the entrances were helpful in learning about the Annual Meeting. Events are also posted to our website, HamptonSouthTulsa.com. The Nextdoor

App is also used by numerous residents as a means of communicating things happening in the moment. Annual Meetings will always be announced via signs at the entrance and posts on the website and Nextdoor. A question was raised about regular board meetings, which are held quarterly or as needed. These can be posted to the website and Nextdoor if desired.

- **Critter Relocation:** A resident reported she has had a large raccoon visiting her yard, causing some destruction. She does not want anything to happen to the critter, just to have it relocated. People suggested calling Animal Control, a wildlife organization, or getting a trap. Others reported that there are also two cats roaming the neighborhood, causing issues in flower beds.
  
- **Issues Requiring City Action (call 311 Action Line - this requires the city to create a case file):**
  - **Retention Pond:** Hampton South has no control over the pond, which is owned and maintained by the City of Tulsa. Direct any questions to the 311 Action Line.
  - **Street Maintenance/Snow Removal:** Anything that involves the streets is under the purview of the City of Tulsa. The board learned over the last couple of years that we cannot even pay to have snow removed privately. If any damage were to happen to the road, we would be liable.
  - **Street Lights:** Maintenance of the street lights is done by PSO. There is a link on our website to the PSO site for reporting non-functioning lights and outages.
  - **Cars/RVs Parked on the Street:** The HOA can do nothing but call the city. Marty noted that he called the city every week for a number of weeks about all the cars parked at the north end of 106th East Avenue, but nothing has been done.
  - **Trash Cans Left Out All the Time:** The city ordinance requires the bins to be moved from the curb after 24 hrs.
  - **Rental Home Upkeep:** Marty responded that there are currently only about 10 rental homes in the neighborhood. The HOA can notify the residents and the owners of the property of complaints. If that doesn't work, reporting city ordinance violations to 311 is the only recourse with any teeth.
  - **A Business Being Run Out of a Garage:** Report to 311.

**Election of 2023 Board:** After discussion and nominations from the floor, the following slate of officers was approved by those in attendance:

President:	LaRae Ludwig
Vice President:	Brian Clare
Treasurer:	Johnna Ellison
Secretary:	Kathy Dethlefs
Architectural Committee Chair:	Richard Acevedo
Landscape Committee Chair:	Melinda Acevedo
Member-At-Large:	Laura Lee Ford
Member-At-Large:	Ryan Porter
Member-At-Large:	Ted Vowels

**Meeting was adjourned.**

**Next board meeting:** TBA

Respectfully submitted,

Kathy Dethlefs, Secretary  
Hampton South Homeowners' Association