

**2023 ANNUAL MEETING MINUTES
HAMPTON SOUTH HOMEOWNERS' ASSOCIATION
November 2, 2023**

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	Acting President & Acting Treasurer
Laura Lee Ford	Acting Vice President
Kathy Dethlefs	Secretary
Ted Vowels	Member at Large

Also in attendance were Hampton South residents Marty Johnson, Felix Duncan, and Eric Ford. Marty Johnson is the former board Treasurer, and has been assisting LaRae Johnson with treasury duties since the resignation of Johnna Ellison.

Board Changes in 2023:

Over the course of this year since the election of a new 2023 board, many changes have occurred. First, elected Vice President Brian Clare had to resign due to serious health issues, and elected Treasurer Johnna Ellison had family health issues that made it necessary for her to step down. This fall, Richard and Melinda Acevedo sold their home and moved from Hampton South. Remaining board members covered the duties of open positions for the rest of the year. Former Treasurer Marty Johnson graciously assisted with treasury duties.

Treasurer's Report:

LaRae Ludwig and Marty Johnson distributed handouts showing the 2023 budget, the forecast of actual receipts and expenditures for 2023, and the proposed budget for 2024. Current cash HOA holdings total \$65,943.00. These holdings include money held in reserve for the eventual replacement of large ticket items such as the Garnett fence, playground equipment, etc. Dues collection for next year has been going well, with only 19 homes as yet unpaid. We still have \$6000 in the current budget which has not been spent. Upcoming projects to consider include a second handicap accessible sidewalk to the playground area, continued removal and replacement of dead plants and trees, and sprinkler repairs.

Hearing no objections, the proposed budget for 2024 was approved.

Landscape & Beautification:

Entrance Holiday Lights: A company called Get Lit has been advertising in the area. Since there has been some dissatisfaction with the company doing the holiday lights the last couple of years, LaRae will call Get Lit to get a quote and find out what they would provide. Ted Vowels expressed interest in working with whatever company we hire to provide some supervision.

Landscape Lighting: It was suggested that we look at the current landscape lighting after the holidays to see if any improvements should be made.

Playground Equipment: The new flower spinner ordered to replace the broken one has now shipped and should arrive at Ted's home on Wednesday.

Park Trash Collection: LaRae volunteered to collect the trash in January and February.

Architectural Committee:

Inoperable vehicles: The board has been working with a homeowner on 75th Place about an inoperable vehicle parked in his driveway. The covenants require that such vehicles not be visible from the street. After receiving a letter from our attorney, Craig Abrahamson, and a visit from LaRae Ludwig and Marty Johnson, he

at first just turned the car around, but now has finally put it out of sight. Other residents have also received reminder notes about taking care of vehicles with flat tires

Retention Pond Maintenance: Earlier this year, Hampton South resident Felix Duncan opened a case with the City of Tulsa, pointing out the deplorable condition of the water in the retention pond next to the neighborhood this year. The city admitted that of all 122 retention ponds maintained by the city, this one is the most difficult. This year, due to the citywide cleanup required after the June 18th storm, the pond was only sprayed for algae twice instead of the usual six times. With winter coming, they have given up on any further action this year, and fully intend to spray the six times next year.

Truant Students in the Park: Kids have been reported skipping classes and congregating in the park, with cars coming and going. The police have been called and are monitoring this activity.

Speed Humps: We are still waiting to hear a decision from the city after their study to determine if Hampton South qualifies for the placement of speed humps. [UPDATE: on November 16th, Ryan Porter reported to the board that the City of Tulsa had determined that Hampton South does not meet the traffic volume requirement, nor the percentage of speeding cars requirement for placement of speed humps.]

Election of 2023 Board: With only three people in attendance in addition to current board members, discussion was held as to who was still willing to serve, and in what positions. Though he could not be in attendance at the current meeting, LaRae reported that Ryan Porter said he was still interested. Felix Duncan said he would consider it, but was not ready to commit at this time. LaRae, Laura Lee, Ted, and Kathy stated they were willing to continue. Marty Johnson is not inclined to rejoin the board, but is willing to continue to monitor the condition of the playground equipment, electrical and sprinklers in the common areas, etc. His knowledge of reliable and reasonably priced service providers has been extremely helpful to the neighborhood. Marty reported that Craig Abrahamson had started tracking the liens that the board has filed, and said we need to see if he will continue this service. Following discussion, the following slate of board members was elected for 2024 by those in attendance:

President:	LaRae Ludwig
Treasurer:	TBD
Secretary:	Kathy Dethlefs
Architectural Committee Chair:	LaRae Ludwig
Landscape Committee Chair:	Ted Vowels
Member-At-Large:	Ryan Porter

[UPDATE: On November 10th, Shane Graham contacted the board to say he was interested in helping the HOA, and ultimately was appointed to serve as Treasurer.]

Meeting was adjourned.

Next board meeting: TBA

Respectfully submitted,

Kathy Dethlefs, Secretary
Hampton South Homeowners' Association