

VILLAS AT AUBURN MEADOWS HOA QUARTERLY MEETING

June 1, 2025 – MINUTES

Present:

Board Members:

Kay Cannon, Georgia Fiering, Mike Smith, Jeanne Edmondson, Gloria Straka, Deanie Gustin, Harry Falter

Resident Members:

Debi Churchwell, Kaye Jones, Carol Bennett

Meeting was called to order by Mike Smith, President.

Reports:

1. Minutes: A motion to approve the March 2, 2025 minutes was made by Georgia and seconded by Jeanne. Motion passed.
2. Financial: Kay Cannon distributed and discussed the current status of Budget Report. A motion was made by Georgia to approve the Budget and seconded by Harry. Motion passed. Kay is continuing to renew CD's every 2-3 months ref current interest rates. The last increase was \$200+. The new rate is 2.2%.

Old Business:

3. A motion was made to purchase a "sign board" and order a plaque in memory of Burke Langrall. Cost will be \$249 plus engraving. Motion made by Georgia and seconded by Kay Cannon. Motion passed.
4. An update on PUD-2053 – Apartments at 178th and Penn – was discussed by Deanie Gustin. See attached.

Committee Reports:

5. Lawn Update: Sprinkler problems in commons area were discussed. Will discuss with Autumn Meadows Board ref money needed to fix the many sprinkler problems in the Villas. Also discussed getting estimates on cost for dirt and grass in North Common area. Deanie will talk with Lawn Service ref scalped yards and mulch for front beds.
6. Architectural Committee: Harry Falter and Jeanne Edmondson will be on committee. The current form will be updated. A letter with required guidelines will be updated and sent to all residents.

New Business:

7. A motion was made by Harry Falter to vote Deanie Gustin on to the Board to fill Mark Turner's vacancy. Motion was seconded by Georgia. Motion passed.
8. Auburn Meadows Meeting is rescheduled for Tuesday, June 24th.
9. Fall Garage Sale – No dates yet – probably October.
10. July 5th Neighborhood Activities were discussed by Deanie. All were in agreement that our Activities will be funded by donations from our neighborhood, The Villas.
11. Date for annual HOA Meeting to be announced - probably in October.

A motion to adjourn was made by Deanie and seconded by Harry.

Meeting adjourned at 5:00 p.m.

Debi Churchwell
Recorder

From: DEANIE GUSTIN <deanie.gustin@cox.net>

Subject: PUD info

(Long post, but important!).

Update on the proposal for the planned apartments at NW 178th and Penn! I've been in meetings with our city councilman Mark Stonecipher and a few other community members from surrounding neighborhoods. Here's an update on this PUD-2053.

1. Developer has asked this to be moved to the JUNE 17th City Council meeting.
2. The official tally received in City Council office is as follows: 368 protest letters, 14 of those are what are considered legal protests which is 11.94%. Legal protests are those from people/businesses within 300 ft of the proposed complex. These protest letters have certainly helped turn this project around a bit!
3. Myself and the HOA pres from Copper Creek Villas walked SilverHawk edition and spoke w/the homeowners who would have their backyards immediately impacted by these proposed apartments. (legal protests).
4. The owners of KinderCare and staff/parents have signed a petition with 58 signatures opposing this build.
5. Councilman Stonecipher has been very receptive and helpful. OKC needs the housing, but we want the density and height decreased.
6. The VERY LATEST UPDATE is: We have been able to negotiate w/attorney and developer to get the buildings decreased to 2-story only! Townhouses in most of those buildings and thus significantly reduced the density. Also no entrance to complex from Penn...only an entrance for emergency vehicles which will be accessed via a Knox box.
7. We still want clarification from developer that there are no imposed income limits for the development. (Section 42 housing).
8. Copper Creek Villas had an HOA meeting yesterday and they are in agreement to lift the opposition to this PUD-2053 as long as there are no imposed income limits for the development.
9. We have come a long long way in getting them to concede on many of our requests.

I suspect that they will ask us to drop our opposition to this PUD-2053 if we agree to the decreased density in all 2-story products across the site. [Sent from Yahoo Mail for iPhone](#)