

TWIN OAKS HOMEOWNERS' ANNUAL MEMBER MEETING

OCTOBER 14th, 2024 / OCTOBER 21st, 2024

Edmond Trinity Christian Church

1400 NW 178th St
Edmond, OK 73012

6:00 P.M.

UNAPPROVED MINUTES UNTIL VOTED AT 2025 ANNUAL MEETING

- I. **Call To Order** – The meeting was called to order on October 14th, 2024 and was adjourned as quorum was not met. Meeting was called to order at 6:07p.m. on October 21st, 2024 by the Board President seeing quorum was met meeting continued.
- II. Attendance
 - a. **BOD** – James Wilber President; Thomas Showman Vice-President; Rich Evan Treasurer; David Duvigneaud Secretary all present
 - b. **Staff and Guests** – present per the sign in attendance sheets and proxy forms. 25 homes were represented.
- III. **Minutes of previous year meeting** – minutes of 2023 annual meeting were reviewed and discussed. Motion was made and seconded to approve the minutes. Motion carried with 24 votes in favor and 1 opposed.
- IV. Treasurer's Report –
 - a. **Financial Status of Organization** - Treasurer gave report on the financial status of the organization and outlined the continued community needs being met with the current budget. The Treasurer reviewed the 2023 budget and reviewed the current 2024 operating budget and anticipated shortage of funds for reserves at the end of the fiscal year. The treasurer reviewed the working proposed budget for 2025 based on current expenditures and raise in cost of utilities and operating expenses.
 - b. **Outstanding Balances / Liens** – Treasurer Reviewed the processes for collecting homes in arrears of HOA dues. Treasurer reviewed collection efforts to yield \$18,000 in past dues as of 10.21.24. There were currently 4 homes in foreclosure proceedings; and 22 homes in payment plans.
- V. New Business
 - a. **Annual Dues Increase** – The Community held discussion based on the current cost of expenditures for the community and the planned maintenance. Tom Renfro made a motion to increase the HOA dues to \$225.00 per year and



Thomas Showman seconded the motion. The motion passed with 24 properties voting in favor of the increase and 1 property in opposition.

- b. **Cul-de-sac updates on Safety** – Treasurer reported on the updates for the increased safety measures taken regarding the use of the cul-de-sac for non residents; which includes painting the curb; no trespassing signs and increased patrols from law enforcement. Community members who live in the area advised the nonresidential traffic has decreased.
- c. **Community Meeting for crime deterrent with Resource Officer updates** – The Treasurer and community members reported on the community meetings with the resource officer for OKC. Community members advised that the meetings showed to be productive and informative for community development. As a result of the meetings the police department appears to be more responsive to calls for services in the area and has proven to deter unwanted visitors to the community.
- d. Community Improvements
 - i. **Creek Clean Out** The HOA board reported on the current clean out efforts of the creek and provided copies of maps outlining the work done and projected to be done over the next two years. The board reviewed the need for the clean out to prevent flooding in the common areas and homes along the drainage and creek areas.
 - ii. **Entrances** The Community members present remarked on the work done at the entrances to enhance the flowers and plants; the lighting and improvements made with the signs to the entrance.
 - iii. **Development of Common Areas** based on the current state of the reserves for the HOA there are no improvements to the common areas planned. Development of Common areas will be reviewed yearly pending the budget.

VI. Old Business

- a. **Neighborhood Light Poles** The Community Firm reported on the continued efforts to get lights installed in the community in areas without lighting. TCF is still working with the City and OGE to get the installation. The designs have been downgraded to the wooden poles to save on money.
- b. **Entrance Lights** The entrance lights are updated and maintained by the HOA. They are the decorative poles.
- c. **Website Updates** The website is being maintained by The Community Firm and a volunteer member of the HOA board. The website has been updated faster and more frequently with the assistance of the HOA board member.

VII. Board Member Vote

- a. President-James Wilber was nominated and voted in position with a 24 to 1 vote



- b. Treasurer - Rich Evans was nominated and voted into position with a 24 to 1 vote
 - c. Members at Large Lara Hill and Devon Jackson were nominated and voted into position with a 24 to 1 vote.
 - d. The Board Secretary resigned from office for personal duties. Daniel Stepheson was nominated and voted into position with a 24 to 1 vote.
- VIII. Adjourn – meeting was adjourned at 7:11 p.m.

