

**Item 1. Call to Order/Roll Call**

**Item 2. Immediate Action Items**

- A. Board approval of minutes from previous meeting
- B. Financial Statements
  - 1. Present latest Aria financial report
- C. Committees
  - 1. Social Events – Rebecca/Donna
  - 2. Landscaping/Architectural – Donna
    - a) Update on landscaping repairs at both SW 134th St. entrances to Country Place
  - 3. Welcoming

**Item 3. Other Business**

- A. Difficulties with Webpage communications platform
  - 1. HOA replies were not received by homeowners
  - 2. We believe we have a solution to the problem
- B. Renewal of property insurance and addition of liability and D&O insurance
  - 1. We already carry property insurance
  - 2. We do not have liability insurance even though the DECLARATION OF PROPERTY OWNERS ASSOCIATION FOR COUNTRY PLACE ADDITION, SECTION 1 TO OKLAHOMA CITY, OKLAHOMA, Article III, Section 1. iv. requires that “The Association shall, at all times, carry sufficient liability and fire and extended coverage insurance on the Association property, along with any improvements thereon.
  - 3. Directors and Officer’s (D&O) insurance is recommended to protect from potential lawsuits against the HOA
  - 4. Professional Insurers could not compete with a preferred carrier like Shelter, our current provider of property insurance only, and recommended we stay with Shelter. Allstate referred to State Farm who provided a quote. We’re awaiting a quote from our current provider, Shelter.

Country Place HOA Board of Directors Meeting Agenda  
Date: June 5, 2017      Time: 7:30 pm  
Location: Pioneer Library, 2201 SW 134<sup>th</sup> St., OKC OK 73170

C. Maintenance and Repair of fence along SW 134<sup>th</sup> Street

1. Site visit with last installer, Bobby Lay's Fence Co, hard to justify warranty claims
2. At least one homeowner has a broken fence post due to rot at the base of the post
3. Board votes on continued maintenance of SW 134<sup>th</sup> Street Fence

D. Alterations in Common Area B

1. The lot at 14209 Wagon Boss Rd was platted for purpose of pond access
2. Instead, the lot was developed as a scenic overlook (no service driveway)
3. There is no passable crossing of primary spillway making west side inaccessible
4. Board considers whether or not this is a design deficiency and possible recourse
5. Board considers immediate alteration of fence and installation of gate at the lot for heavy equipment access to maintain pond

E. SMC Consulting Engineer's inspection of Common Area B detention pond (4/20/2017)

1. Remove sediments from pond (Repeat remark from 1/14/2016 inspection)
2. Cleanup of trash and debris around primary spillway
3. Remove limbs and landscape debris from west side of primary spillway
4. Rock dam removal (see para F below)
5. Grade to drain emergency spillway
6. Tree removal from earthen dam (Repeat remark from 1/14/2016 inspection)
7. Routine mowing, herbicide or semi-annual brush hogging, both sides of spillway

F. Rock Dam removal will lower retained water level in detention pond 12" – 18"

1. Some homeowners like the appearance of the pond with rock dam in place
2. Board considers getting approval from floodplain authorities before raising pool level
3. Board votes on whether or not to allow the rock dam
4. The Cascata Lakes neighbor providing upkeep of the rock dam should be informed

**Item 4. Adjournment to Executive Session if necessary**