

## Country Place HOA Board Meeting Minutes

June 5, 2017

The Bi-monthly Meeting of the Country Place HOA Executive Board was held on Monday, June 5, 2017 at the Pioneer Library with 5 of 7 members of the board present. Also in attendance were 12 guests from the Country Place Community. The meeting was called to order by the President, followed by the reading and approval of the minutes by the Treasurer. In the absence of the Secretary, notes for the meeting's minutes were contributed by several Board Members.

Under Immediate Action Items - Financial Statements, profit and loss reports for March and April were presented by the Treasurer.

Under Committees, it was announced that the community garage sale has been scheduled for June 24<sup>th</sup> and will be advertised on OKC and Moore garage sale Facebook pages. Residents will need to obtain their own garage sale permit from the city in order to participate.

Also under Committees was a question regarding how the Welcoming Committee will know when a new family has moved into the neighborhood. It was decided that a report should be given from Aria, our management company, when a home had been through closing. The committee will rely on residents to alert them to new renters in the community.

Under Other Business, the President brought up the requirement for liability insurance and Directors and Officers (D&O) insurance. He has received quotes for D&O for 1,500/year. For liability insurance a quote came in at 7,200/year. The President is still receiving quotes from other providers. The current working estimate for property, liability, and D&O insurance is \$10,400/year. It was decided to wait until other estimates come in to call an executive session and decide how to proceed.

Also under Other Business, fence maintenance and repair was discussed and the President discussed documentation that shows that during the Class B control period (when Ideal Homes was in control) the HOA choose to repair the whole fence. The Treasurer suggested that the board finalize a resolution to formalize whether or not the HOA or the homeowner is responsible to maintain the fence. It was suggested that we research maintenance and replacement costs for the future before proceeding. The President recommended that we use funds from the fence post repair budget to repair the current 3 posts that are broken to keep further damage from occurring and the board agreed to proceed with repairs for these three posts.

Finally, under Other Business, the President explained the current status of the detention pond (Common Area B) and the lack of vehicle access to that area. The level of the pond has been intentionally lowered by breaching the improvised rock dam across the spillway. The rock dam was breached to allow the pond level to drop to the level of the spillway riprap which is at the formally constructed elevation. Additionally, Common Area B needs improvements in order to have access for heavy equipment and trucks for ongoing maintenance. The President made a motion to seek additional counsel on how Common Areas A and B were warranty deeded over to the HOA since no board members, nor HOA funds of \$10, were involved in that process. The motion passed.

The meeting was hastily adjourned as required by the librarian due to the library being closed.

Respectfully submitted,

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Rebecca Upshaw  
Country Place HOA Secretary