

**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 – (Ms Upshaw/Ms Coleman) – Neighborhood Night Out postponed pending coverage of liability insurance policy which was received Sep 22nd retroactive to Aug 28th
  - 2. Landscaping/Architectural – (Ms Coleman)
    - a) Meet with TerraScapes, Cox, & Ideal Homes to resolve invoices of \$947.05 (+?)
    - b) Remove ivy and trim bushes/trees overhanging/contacting fence on SW 134<sup>th</sup> St
    - c) Award additional work for brush hogging? (\$500 allocated at Aug 7<sup>th</sup> HOA Mtg)
  - 3. Welcoming – (Ms Vieta)
    - a) Aria providing names of home buyers as homes are sold?
  - 4. Budget – (Ms Vieta)
    - a) Review preliminary budget for 2018, finalize by December 4, 2017

**Item 3. Other Business**

- A. Status of Insurance
  - 1. Property insurance renewed at \$1,929/yr w/ \$2500 deductible
  - 2. Directors & Officer's Insurance obtained - \$500,000 coverage at \$1,922/yr
  - 3. General Liability Insurance obtained - \$2,000,000 coverage at \$2,981.78/yr.

Country Place HOA Board of Directors Meeting Agenda  
Date: October 2, 2017      Time: 7:00 pm  
Location: Pioneer Library, 2201 SW 134<sup>th</sup> St., OKC OK 73170

B. Maintenance of Common Area B

1. Brush hog with over 5' diameter deck requires new opening in fence at 14209 Wagon Boss Rd. Request \$1,000 budget for relocating fence and new gate.
2. Trees potentially undermining spillway wing walls, request \$500 budget for removal

C. Maintenance of Common Area A

1. Fountain is currently inoperative. TurnPro came out and checked the fountain from shore. The motor in the pump appears to be bad. This is not a repairable item and the pump would have to be replaced. Overall the fountain is getting pretty old and its replacement is recommended based on the current condition of the lights and float. The estimated cost of repair is: a) Fountain installed with 4-light LED light kit - \$3200.00; or b) Fountain installed with no lights \$2150.00
2. Electrical cost to operate the fountain this year has been \$593.42 over 8 months
3. Recommend to reconsider continued operation of the fountain
4. Erosion around the pond's south side inlet flume and pipe has resulted in settlement of the structure. Recommend to obtain quotes for repair of the pipe and flume.

D. "Save the Pond" – Concerns of misinformation about Common Area B Pond

1. Engineering plans for Country Place were obtained from the City of Oklahoma City
  - a) Common Area B Detention Pond Plan "As Built" 12/11/00 indicated that the normal water elevation would be 1180 ft above sea level. The same Plan showed the concrete bottom of the spillway at 1180 ft above sea level
  - b) Section 10 Drainage Plan "As Built" 07/23/12 indicated that the bottom of both inlet pipes on the north side of the pond would be at 1180 ft above sea level
  - c) Therefore, at some time after a rainstorm, sufficient drainage should occur to expose the concrete bottom of the spillway on the south side of the pond as well as the concrete bottom of the two inlet pipes on the north side of the pond
  - d) Currently, sedimentation in the pond is preventing sufficient drainage to occur as evidenced by standing water in the spillway and in the two inlet pipes
  - e) Once the sedimentation, rocks, and any other impediments to drainage are removed, such that the bottoms of the spillway and the two inlet pipes are exposed, then the designed size of the pond can more readily be determined

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