

The Vintage AT VERDIGRIS
HOMEOWNERS ASSOCIATION
PO Box 923, Claremore, OK 74019-0923
<http://www.verdigrisvintage.org/>

Meeting Minutes from Home Owners Association Annual Meeting
March 28th, 2022– 7pm Verdigris Elementary Cafeteria

7:05 pm – Meeting called to order by Marc Speer

Marc indicated that with signed proxies and members present we satisfied the requirement in fulfilling quorum requirements. A total combined members in good standing including proxies, is 115 members.

Marc addresses present attendees and requested a motion to waive reading of minutes from last annual meeting. Motion Seconded and Approved.

Marc addressed the present attendees with a request for any questions in regards to 2021 Treasurer Report. Lot owner asked about PSO costs, and what that total included. Marc confirmed the cost was to install lights at the back pond and electrical outlets in the round about.

Marc addressed the present attendees with discussion of what they are to expect as unusual costs in 2022.

- Franklin Fence Repair/Remodel
- Erosion on both the front and back ponds
- Encroachment on the Chaisson Lot, front pond walkway encroaches on lot. The cost to pay for easement will commence for correction.

Marc addressed the present attendees with a Motion to Vote to Continue to Consolidate the Covenants to obtain Uniformity throughout entire neighborhood. Motion to continue was seconded and approved.

Marc addressed the present attendees with the Newly Adopted New Timeline and dates.

- December 1st Due notices will be sent to all members
- January 1st to the following year: Due Date for Dues 200.00\$ (the beginning of the fiscal year/liability period
- March 31st of each year is the penalty free grace period

- April 1st of Each year, \$50 late fee accrues for the dues what were due on January 1st of the current year
- May – June of each year, File Liens. Liens created and filed, Notice of Liens to be sent to all outstanding members by June 30th
- January of the following year: Legal Proceedings initiated.

Marc addressed all present members with all Old Business

- Speed Humps (not bumps). Motion Approved to re-open the need for such Speed humps running down Vintage Trace. Motion was seconded and approved.
- Flag Pole in round about. Marc advised all electric has been installed, however, prior to installing flag pole, the need for a Flag Pole Committee is needed to maintain, lower, and raise Flag when needed. (Lloyd Phillips Sr, Mario Johnson, Steve Spiegel, and John Pickett all agreed to join together to create Flag Pole Committee)
- Trail Repairs- Marc advised that after speaking with the city, the trail (on back side of neighborhood, running with Turnpike also known as Nature Trail) is in fact part of the Sewer/Water flow and cannot be closed, roped off. At this point there is nothing we can do to maintain it or close it, unless city is willing to provide help. Questions were raised in regard to updating the covenants for affected lots to install privacy fencing since trail is not being used.

Marc addressed the present members with all questions or suggestions for New Business.

1. Motion to get new signs on all walking trails, as current signs have rotted. Motion was seconded and approved.
2. Need for cleaning Gazebos and Park Equipment. – Motion requested to hire second party for cleaning, Motion was denied and Tabled.
3. Need for installing railing on Gazebos to prevent Foul from entering, motion was granted and approved to install Decorative Railing.
4. Motion requested to install swings at playground, Motion was granted and approved. Prior to installing HOA is to check with Insurance company to confirm Coverage is enough to cover us from any liability.

Marc addressed the present members in regards to the Replacing Franklin Fence. He suggested the need for a committee to help look into costs, designs etc. Lloyd Phillips Sr, Andrew Englebrecht,, and Richard Ward.

- IF HOA replaces with 6-foot fence, length 1361 feet, Cost 79,101.32
- IF HOA replaces with 8-foot fence, length 1361 feet, cost 96,794.32
- IF Owner with shortest lot line were to replace with 6-foot, cost would be 4229.04\$
- IF Owner with longest lot lien were to replace with 6-foot, cost would be 11,643.60\$

After lengthy discussion no motions were suggested as there could be no determination on why the lot owners would have to pay. It was a mixed review, most did not feel as though the HOA should pay to fix, and the other half did not feel as though it should be

the responsibility of the lot owner. Committee established and no other discussion to be made until bids are received by the committee for review.

Marc addressed the present members with the suggestion that we obtain a Electronic Communication Application/Company for the need to send out meeting notices, flyers, Reports, Dues, etc. Motion was seconded and approved. Marc Speer and Jerad Humphrey agreed to look into several options.

Marc addressed the present members with a Motion to install the following, Drop off Box at pond(s), and Bigger Banner signed at front/Rear entrance. Motion was approved. Jonna Chaisson and Brian Myers agreed to work together with options to present to the Board for installation.

Marc addressed the present members with a Need to develop and Architectural Committee. Lindsey Perkins (developer) was present and agreed to discuss further with HOA hired Attorneys and Marc Speer in regards to resigning his rights as the current Arch committee. Discussion at meeting tabled until the above can discuss together further.

Discussion brought up by Lot Owner Richard Ward in regards to light filters at rear pond, in regards to newly installed lights. Richard indicated the brightness was too much for homes along trail. Jonna Chaisson indicated she contacted the PSO rep for the neighborhood in regards to the installed lights. The PSO Rep indicated there are no current filters or shades that can be installed on this type of light pole.

Marc addressed the present members in regards to Annual Election of Board members, Nominations were opened. And after the lack of nominations the Motion was asked to table elections, which was seconded and approved.

Marc advised on the need of a Nomination Committee which will get nominations for all open positions, and report back. A special meeting will be held upon confirmation of enough nominations to hold election. Committee will include, Austin Johnson, Richard Ward, and Scott Smith.

9:15 pm, meeting adjourned by Marc Speer

Current committees per meeting:

- Flag Pole Committee Steve Spiegel, Loyd Phillips Sr, John Pickett, Mario Johnson
- Franklin Fence Committee- Loyd Phillips Sr, Richard Ward, Andrew Engelbrecht
- Signs/Boxes for Ponds and Entrances Committee- Jonna Chaisson and Brian Myers
- Nomination Committee- Richard Ward, Austin Johnson, and Scott Smith

Respectfully,
Jonna Chaisson, HOA Secretary

