

April 27, 2023

Meeting was called to order by David Usher, President of Cottonwood Farm Homeowner's Association. It was called to order at 6:35 pm. There were about 30 residents in attendance.

1. David Usher opened by introducing himself and said he has lived in the neighborhood for a short time and resides on 82<sup>nd</sup> Street. The rest of the HOA officers introduced themselves as follows:
  - Ali Sevier (Vice President of HOA board) has lived in the neighborhood 7 years and resides on 79<sup>th</sup> Street
  - Josh Hartman (Member-at-large) has lived in the neighborhood since 2016 and resides on 85<sup>th</sup> Street
  - Adam Armoudian (Member-at-large/Data) has lived in the neighborhood for 15 years and resides on 80<sup>th</sup> Street
  - Keith Davis (Member-at-large) has lived in the neighborhood for 16 years and resides on Hawksbury
  - David Dawkins (Treasurer) has lived in the neighborhood for 17 years and resides on Hawksbury
  - Kim Truitt (Secretary) has lived in the neighborhood almost 2 years and resides on 80<sup>th</sup> Street
2. Pool
  - a. Keith Davis spoke about the bids that the board had received to repair (or replace in the case of the covers) the two pools, decking and covers. The work on the pools and decking will begin in September after the pool closes. We are using Remington for the pool repairs and covers and Poolside for the decking. All of this will cost approximately \$72,000. The question was asked whether we would be painting the pool house and some interest was shown by several homeowners to pitch in to do this.
  - b. Rentals – Ali spoke about renting the pool and the dates that are available. You must fill out the paperwork and pay the rental fee and deposit.
  - c. Adam spoke about the fact that you must be up-to-date on your HOA fees to have your pool key activated. The rental pool keys will have to be signed for each year to be activated.
  - d. Josh spoke about the pool opening and closing dates will stay the same as it is very costly to the neighborhood to open earlier or close later.
3. Financials – David Dawkins shared the current financials and let people know that you can view these on our neighborhood website ([cottonwoodfarmok.com](http://cottonwoodfarmok.com)).

We currently have \$153,000 in our account but will spend a big chunk of that on redoing the pools (see above).

4. Past Dues – Adam let the neighborhood know that there are currently 31 homes that are past due on their fees. In talking to our bookkeeper, she said this is pretty typical but most homeowners pay their dues once contacted about being late. A resident asked if we recoup the cost of everything involved with the resident being past due (such as the lien fee that is filed) when the delinquent homeowner sells their home. Adam said that the HOA does recoup those costs. Another resident inquired as to whether we will have something like the Square option to be able to pay our HOA fees that way. Adam said we hope to have that available next year.
5. Neighborhood Events – Ali asked if anyone would like to be the chairperson for Neighborhood Events but no one volunteered.
  - a. Garage Sale – Heather has agreed to be in charge of getting the ball rolling on the neighborhood garage sale. It has been suggested that we stay with the same dates every year. This year the neighborhood garage sale will be June 2-4.
  - b. Sunday Funday will be July 23. There will be bounce houses and snow cone trucks.
  - c. Neighbors Night Out will be in September and we are hoping to have this catered again.
  - d. Halloween/Booze & Boos – Everyone in attendance voted to celebrate both Booze & Boos on Saturday to keep it a neighborhood event AND trick-or-treating on Halloween October 31 for the children, neighborhood and community. Residents are welcomed and encouraged to participate in both events if they desire.
6. Committees
  - a. Welcome Committee – Brenda Usher has volunteered to head this committee. Anyone interested in joining her should contact her directly or the HOA board. She has put together items for a Welcome Basket when new people move into the neighborhood.
  - b. Garage Sale – Heather Tirogiannis has volunteered to head this committee. Anyone interested in joining her should contact Heather directly or the HOA board. The neighborhood garage sale will be June 2-4 this year.
  - c. Long range Committee – David Usher expressed how this was needed to be smart with the upkeep of our neighborhood plus improve areas but budget money for all that is needed. Things that were talked about were like a possible dog park, accent lighting on the trees near the entrance by the pool,

fixing areas of the white fence, painting the pool house, etc. Cory Stockert (phone number 405-919-5283) has volunteered for this committee but many more people are needed so contact the HOA board if you are interested in being a part of this committee.

7. Dog Park – Keith Davis asked if there was interest in putting a dog park in the common area on 85<sup>th</sup> Street. He said it would cost around \$8,500 to \$10,000. Resident questions were whether we would have a key card entry so only our neighborhood could use it. Keith said we could see after opening it if we thought that was necessary. A concern was also raised that it would take away from people who already use it for hitting golf balls, playing Frisbee, etc.
8. Nominations for Board Members – no one expressed an interest in serving on the board at this time.
9. City Action Line Number – (405) 297-2535 – Call this number when you want to express your concerns about the City doing something about people speeding through the neighborhood or other such problems.
10. Resident concerns
  - a. Can we get pavers from playground to the pool? The ground is sinking in some places and is hard to navigate sometimes.
  - b. We need to look at reevaluating the playground and equipment. What is deteriorating and needs replaced?
  - c. Speeding in the neighborhood but it is quite the process to get stop signs put up. Residents were encouraged to contact the number listed above for the City Action Line.
  - d. Another resident was concerned with people either dropping off their children or picking up their children for catching or getting off the bus and their vehicles not being pulled all the way next to the curb causing a hazard in the roadway. Please be aware of how far out in the road you are.
  - e. It was suggested that maybe a flier should be printed out once every couple of months with neighborhood happenings, problems or concerns that could be put in each person's mailbox.
  - f. Another resident expressed concern over their internet issues and were encouraged to contact their internet provider.
  - g. Another resident asked about fixing the sidewalks outside our neighborhood fence and who was responsible for those repairs. It was thought that our neighborhood was responsible for fixing these areas which according to Keith is about 8 different spots.

The meeting was adjourned.

Please join us in thanking Metroplex Church of the Nazarene in letting us use their facilities for our meeting at NO charge!

The Pastor from Metroplex Church of the Nazarene said we could also use one of their meeting rooms for our board meetings on a Wednesday night once a month if needed since they will be in the building on that night anyway. Also, she said they have some bouncy houses that the church owns for community use and wanted to let us know about them if we ever need to use them. Just reach out to them and make sure they have not committed the bouncy houses for another function on the day we might want to use them.