

SEQUOYAH PLACE HOMEOWNERS' ASSOCIATION, INC.
1221A Sequoyah Place, Edmond, OK 73003
sequoyahplacehoa.com

Minutes of the Annual Meeting of the Members
October 16, 2017

The Annual Meeting of the Members of Sequoyah Place Homeowners' Association (the Association) was held at the Edmond Downtown Community Center, 28 East Main, Edmond, Oklahoma on October 16, 2017, commencing at 7:00 p.m., pursuant to written notice given by the Manager.

Attendance:

Mimi Boone	Jason Bowen	Carroll Brewer
Jamie Kemp	Linda Lamon	Chris Lee
Lynette Lunsford	Andrea Sampley	Chad Sampley
Robert Sheehan	Teri Smith	Kim Widhalm
Marlin Wilton	Pamela Wright	

17 units were represented in person or by proxy. Teri Smith advised that there was a quorum (7 members) in accordance with Article III, Section 4 of the By-Laws of Sequoyah Place Homeowners' Association, Inc., to lawfully transact business.

Call to Order

The meeting was called to order by the Vice-President, Marlin Wilton. Marlin thanked all for attending and introduced the members of the board and each member introduced themselves.

Accomplishments

Teri Smith reported on the accomplishments for the year.

The Board focused on landscaping improvements this year. Several trees with invasive root systems were removed and in effort to improve curb appeal, the areas were sodded. The remaining Bradford Pears along Danforth did not appear healthy and were removed and replaced with Chinese Pistache trees. The shrubs along the front of the pool cabana were dying and have been replaced with a dwarf Hameln grass.

We installed landscape fabric and decorative rock between the 1221 and 1225 buildings to prevent further erosion around the front porches of the 1221F and 1225A units.

We replaced the timbers around three common area flowerbeds with railroad ties.

We repointed the brick walls at the entrance of the neighborhood. The mortar was deteriorating and had eroded completely through some areas of the walls.

We stained the perimeter fence to help extend the life of the fence.

The decaying entrance signs installed in 1998 are being replaced with identical signs.

We plan to resume concrete work next year.

Financial Report

Teri Smith presented the financial report. Ms. Smith asked if all had reviewed the financial statements, which had been provided to the Members along with notice of the meeting, and asked if anyone had questions or needed for each statement to be reviewed. Bob Sheehan motioned that we accept the financial statements as presented. On motion duly made and seconded (*B. Sheehan / P. Wright*), the Financial Statements were approved as presented.

Approve the Budget for 2018

T. Smith reviewed the proposed 2018 Budget. On motion duly made and seconded (*A. Sampley / K. Widhalm*), the Budget for 2018 was approved as presented.

The monthly dues for 2018 will remain \$150. Please remember the monthly dues are due the 1st day of the month. If your monthly dues are not received by the Association by the 15th day of the month, a \$25 late fee will be applied. Please include the late fee if you submit your payment after the 15th day of the month.

Election of Directors for 2017/2018

The Nominees for Directors for 2017/2018 were included with the annual meeting notice. There were no additional nominations from the floor. On motion duly made and seconded (*C. Sampley / C. Lee*), the nominees for board of directors as presented were approved.

The following Members were elected to serve as Directors of the Association for 2015/2016, effective immediately following the meeting:

- John Boone • Mimi Boone • Marlin Wilton • Pam Wright

Other Business

Jason Bowen asked how often the monthly dues increase. Lynette Lunsford said that the dues had increased 3 times in the 10 years she has lived here. Marlin Wilton advised that the dues had remained low for too many years and the Association couldn't take care of its responsibilities without the proper funding. The dues were \$50 in 1982 and increased to \$75 in 1999, \$85 in 2001, \$115 in 2006, \$120 in 2011, and \$150 in 2016. We do not foresee reason for an increase in monthly dues in the near future.

Kim Widhalm asked who is responsible for planting grass seed and/or sod in the common area around her unit. Pam Wright explained that the Association installed sod in areas where the Association removed trees, but that it is actually the responsibility of the Owner to do what is needed their area. The Association also installed sod in a few barren areas in the neighborhood in effort to improve appearance and in hopes that the Owners would take initiative and help get the grass established, but in most areas that proved to be a waste of our money. If the Association had a means to water all of the grassy areas in the neighborhood, then it would consider sodding all. We really appreciate those who water to keep their grass growing and green as it really does improve the appearance of our neighborhood.

Kim Widhalm asked who is responsible for replacing the landscape timbers that edge the flowerbeds around the units. Each Owner is responsible for replacing their landscape timbers.

Kim Widhalm asked if we ever have block parties. Marlin Wilton said that there used to be a neighborhood party every year. Mimi Boone said the Board would try to coordinate having them again.

Linda Lamon mentioned some issues with the lawn crew cutting the perennials and blowing dirt under the doors on the front porches. She said she tried to call them but the crew member she reached did not speak fluent English. Mimi Boone said she could talk to Baltazar if anyone has problems with the lawn service, so please contact her. All contact phone numbers are listed on the Association's website.

Adjournment

There being no further business to come before the meeting, the President entertained a motion to adjourn the meeting. On motion made and seconded (*C. Sampley / K. Widhalm*), the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Teri Smith".

Teri Smith
Manager, Sequoyah Place Homeowners' Assoc.