

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

Minutes of the Annual Meeting of the Members
October 18, 2021

****Please provide the Association your email address by sending an email to smithteri@sbcglobal.net so that future communications can be emailed to you...Thanks!**

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 18, 2021, commencing at 7:00 p.m., pursuant to written notice given by the Manager.

Attendance:

BJK Investments, Jack Krepps	Robert Sheehan
John Boone	Kelly Smelser, Proxy
Jason Bowen	Teri Smith
Cedar Oak Invest., Al Strecker	Dennis Stokes, Proxy
Ko Yu Chang, Proxy	VNL Real Estate, Vance Nye
Four Boys Holding LLC, Jerry Rickmeyer, Proxy	Willie Washington
Hoboken Invest., Cory Vitale & Anna Wilhite	Kimberly Widhalm
Chad Sampley	Marlin Wilton

24 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 President, John Boone. J. Boone thanked all for attending and introduced the members of the board.

Presidents Report

John Boone began his report with a compliment on the good group of residents living in the neighborhood.

Pool – J. Boone advised that SOS Pools was hired to clean the pool once a week and we had a good swim season with no issues with the pool operations.

Shrubs – The hard winter and heavy snow killed and/or damaged many of the shrubs. J. Boone performed an inspection of the damage with the lawn crew and determined what would be cut down. The garden areas are the resident's responsibility; therefore, residents can replace shrubs removed.

Streets – The crumbling asphalt street is an eyesore. The City of Edmond filled cracks over the summer; however, many of the cracks were only half filled. J. Boone sent an email to the city requesting the asphalt be replaced. The City's response was that there is a priority list. J. Boone will contact the city again and residents are also encouraged to contact the city to express their concern.

Dog Waste – We had several periods where dog waste was a huge problem. A couple of the corner lots were littered with dog waste. We were able to catch one of the culprits on camera and provide the

videos to Animal Control. Animal Control advised us that with the videos provided, the culprit could face a \$250 fine for each video. The City of Edmond ordinance provides that you must immediately pick up after and properly dispose of waste left by your pet.

Trash / Solid Waste – We have experienced several instances where residents have left boxes, pallets, Christmas trees, lawn cushions, etc. beside trash bins on drives and against courtyard fences. All trash must be inside bins and not visible by neighboring properties or visible from the street. If items being disposed of will not fit inside the trash bin, the items must be stored inside the garage or courtyard until the day they are being picked up for disposal. The City of Edmond solid waste department will not pick up anything left beside a trash bin. A special pick up must be arranged with the city.

Dwelling Maintenance – J. Boone advised that the Sequoyah Place dwellings were built close to 40 years ago. Due to the hailstorm in 2012, the south sides of the dwellings got all new gear. The siding and trim on the north sides of the dwellings is close to 40 years old. If the back side of your chimney faces the north, it is more than likely rotting. J. Boone advised everyone to get a grip on maintenance and upkeep of our aging properties. Exterior doors to the properties are to be painted Sherwin Williams basket beige.

Landscape Borders - The HOA is looking into replacing the landscape timbers that border the flowerbeds. The current rotted, curved, and in some areas missing timbers are an eyesore. J. Boone said that he contacted our lawn crew for a quote but has not yet received a response.

Financial Report

Teri Smith presented the financial report. The monthly contractual dollar amounts were presented along with the additional expenses incurred resulting in the figures reflected on the Profit & Loss statement. On motion duly made and seconded (*Vance Nye / Chad Sampley*), the Financial Statements were approved as presented.

Approve the Budget for 2022

T. Smith reviewed the proposed 2022 Budget. T. Smith explained the significant increase in insurance costs was the result of her audit of the HOA's coverage in September 2020 which revealed the HOA was underinsured. The dwellings cannot be rebuilt for \$60 per square foot. Three quotes were obtained on the increase in dwelling coverage (\$60 per sq ft increased to \$136 per sq ft) and the quote from Farmers Insurance, \$50,103, was around \$10,000 less than the other quotes. The HOA's insurance policy costs each homeowner \$715.76 per year. On motion duly made and seconded (*Vance Nye / Chad Sampley*), the Budget for 2022 was approved as presented.

The monthly dues for 2022 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 2021/2022

The Nominees for Directors for 2021/2022 were included with the annual meeting notice. There were no additional nominations from the floor. On motion duly made and seconded (*Chad Sampley / Kimberly Widhalm*), the nominees for board of directors as presented were approved.

The following Members were elected to serve as Directors of the Association for 2021/2022, effective immediately following the meeting:

- John Boone – President
- Mimi Boone – Secretary
- Jason Bowen – Assistant Secretary
- Pam Hibbs – Treasurer
- Marlin Wilton – Vice President

Other Business

The question was raised as to whether a fence cap is required when replacing courtyard fences. J. Boone said that he prefers the fence cap be in place. M. Wilton added that it strengthens the fence as well as gives it a finished look.

Teri Smith asked if and how we want to proceed with the amendment to the Covenants and Restrictions to 1) prevent any future Airbnb operations within the neighborhood and 2) deter out of state investors from buying Sequoyah Place properties. After a brief discussion over the way the survey was conducted in September, it was decided that a 2nd survey is desired. A second survey of all owners will be in your mailbox soon. Please complete the survey and return it to the HOA. The input from the survey will determine if and how the Covenants and Restrictions should be amended.

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 (*Chad Sampley / Kimberly Widhalm*), the meeting was adjourned.

Respectfully submitted,

Teri Smith
Manager, Sequoyah Place Homeowners' Assoc.