

SHILOH AT BATTLE CREEK
ANNUAL HOMEOWNERS MEETING MINUTES

February 13, 2018

- Call to Order –
- Introduction of Board Members –
 - Gary Wright – President
 - Vincent D’Amico – Vice President, Secretary
 - Ron Grattop – Treasure
 - Steve Canada – Member at Large
 - Jeff Bright – Member at Large
 - Les Miller – Member at Large
- Financial Report –
 - 2017 Recap
 - All except 2 homeowners paid dues in 2017
 - Money for HOA is managed in a checking and investment account at Bank of Oklahoma
 - 2018 Budget
 - Have sent out bids to 6 different landscapers. 2 have responded including with current vendor who has kept rates flat. Other vendor was ~\$6k over current cost.
 - Current vendor has some opportunity with grass in the islands and flowers at entrances but cost to switch is prohibitive
 - Homeowners noticed that water is coming on in evening VS morning. Gary noted that timer was recently replaced and may need to be reset to morning watering.
 - Is water budget just for island watering? No, it also covers all the watering along 51st and the front flower beds.
 - What is the proposed purpose of the investment funds? Mainly to cover the cost of a new fence and/or fence repair as needed.
- Nomination of Board Members –
 - No volunteers to join board.
 - All current board members volunteer to remain for another year.
- Election of Board Members –
 - Motion to approve renewal of board members made and seconded.
 - Vote to approve members was unanimous

- Open Forum –

- Question 1 – Do islands get fertilized? Yes, 3 times a year they get weed control treatment. Homeowners are responsible for watering island in their area.
- Question 2 – Is the irrigation system in good shape? It had some replacements of sprinkler heads last year and the lawn company is supposed to be inspecting throughout the year.
- Question 3 – Homeowner noticed some people painting the house numbers on the curb and inquired if that was required. No, it is not an HOA requirement.
- Question 4 – Homeowners have noticed more houses being put up for lease and inquired if that was due to an inability to sell? No, most have been purchased by new owners as an investment whom are leasing them out.
 - One homeowner noted that one of the properties needs to be better maintained. Homeowners can notify the board and we can send notice as needed.
 - Steve noted that lease properties have not degraded the home values.
- Questions 5 – How many liens do we currently have? 2 due to non-payment of dues.
- Question 6 – Homeowner noticed that we have a house in the neighborhood that needs to be painted and inquired how to get that addressed? Homeowners can send those to the board to review and we can send notices as needed.
- Question 7 – Will there be a garage sale this year? Yes, 3rd weekend in May.
- Suggestion 1 – May want to evaluate going to a zero type landscaping with some plants that resist the droughts to cut back on water usage. Some can be found that also flower (i.e. some of the cactus variety).
- Suggestion 2 – Homeowner backs close to the golf course that also has visibility into the lot that faces 51st street and inquired if there was anything we could do to keep that lot trimmed? That lot is not owned by the golf course, but Gary will see if he can find a contact to reach out to about that.
- Topic 2 – Homeowner noted that they have had a couple of rounds of mail being taken from the mailboxes. A couple of examples included outgoing mail with checks that were stolen, washed and cashed. Several people noted that anything of value, including checks are best taken directly to the post office and handed to a postal worker.

- With no further business the meeting was adjourned.

SHILOH AT BATTLE CREEK
BOARD MEETING MINUTES

April 18, 2018

- Call to Order & Attendance – 7: PM In attendance, Gary Wright, Jeff Bright, Les Miller, Ron Grattopp, Steve Canada
- Approve minutes from February 13th meeting – Approved, Motion by Les Miller, 2nd by Ron Grattopp
- Nomination/Selection of Officers for 2018 – Secretary Vince D’Amico will be relocating out of State soon. The Board nominated and selected officers for 2018 as listed below:

President – Gary Wright

Vice President & Treasurer – Ron Grattopp

Secretary – Jeff Bright

- Banking / Financials – Current balances, Checking \$17,212.15, Investment \$6,081.70
- Covenant issues (drive through look for violations) – Several Board members pointed out that brick is being removed from the front of a house on Oak. No Architectural Review form has been submitted. Gary will ask Anne to send them a letter.

- Home Owner Correspondence/ Complaints - *None*
- Project Leader Reports
 - Architectural Committee
 - Landscaping – *Greenleaf turned on the irrigation system today. They informed Gary that two valves were stuck open and needed repair. Their estimate was too high. Gary contacted Living Water Irrigation and their estimate was much less. They will do the repairs no later than Monday 4/23/18.*
- New Business - *None*
- Next Board Meeting – *Tentatively June 12, 2018*