

Shiloh at Battle Creek

HOA Annual Meeting Minutes

February 15th, 2023

- **Call to Order & Attendance** – The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada and Gary Wright. The board accepted the previous meetings minutes. Ron introduced the board members to the HOA members in attendance.

- **Banking and Financials as of January 1st, 2023**

Checking Account - \$4,917.76

Savings Account - \$16,789.26

Total Balance - \$21,707.02

- **Budget & Finance Review for 2023**

Ron and Gary reviewed the 2023 budget and the 2022 profit and loss statement with the HOA members in attendance. There were several questions about the budget from the HOA members in attendance and Ron and Gary answered their questions.

Ron explained the annual assessment and how the board views it is as different than a special assessment. A vote

was held with all HOA members present to accept this explanation. The vote was 13 to 1 in favor of accepting it.

- **Project Leader Reports**

Architectural committee – Ron reminded the HOA members about the requirement to submit architecture review forms for any changes to members' homes.

Landscaping committee – Ron explained how the board reviewed all of the bids for the fence replacement and how the bid from Mortiz Landscaping was chosen as the winning bid. There was a question from an HOA member about why they were responsible for their fence bordering the golf course and why the HOA was only replacing the fence along Omaha. Ron explained that the fence along Omaha belongs to the HOA and the fences along the golf course belong to the individual home owners.

Ron explained the process that the board went through to choose which kinds of trees will be replanted in the neighborhood and that it will likely happen this fall.

- **New Business** – Ron explained the board's desire to enforce the requirement to move trash receptacles out of sight by the end of the day when they are emptied.

Ron explained that it is possible more new apartments or other residential structures may be built on Omaha next to the water tanks on the hill.

The board discussed with the HOA members about the desire to update and modernize the HOA Covenants

A member suggestion was made to provide a copy of the covenants and the HOA web site information to new homeowners. The board will work to implement that via HOA Partners.

Another suggestion was made to implement some kind of online messaging board for the neighborhood. Gary will look at this.

- **Nomination/Election of 2023 HOA Board** – The board members were unanimously voted in again for 2023.
 - **Next Board Meeting – Tue, May 9th, 2023**
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HOA Annual Meeting Minutes

May 9th, 2023

- **Call to Order & Attendance** – The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal, Cynthia Cantwell and Gary Wright. The board accepted the previous meetings minutes.

- **Banking and Financials as of May 9th, 2023**

Checking Account - \$17,903.41

Savings Account - \$16,808.75

Total Balance - \$34,712.16

- **Project Leader Reports**

Architectural committee – There were several architectural reviews submitted and approved in the last month.

Landscaping committee – The replacement of the 51st street fence is scheduled to begin on May 10th, weather permitting. The new fence should be finished within a

couple of weeks once the work begins. The board has voted to stain the fence instead of painting it. The board is only going to pay to stain the side of the fence facing the street. It will be up to the individual home owners if they want to pay to have their side of the fence stained or not.

- **New Business –**

Ron & Gary will work on creating new rules & regulations for HOA covenant 9.4. These would be in addition to the existing covenants. The next newsletter would contain the ballot with the new rules to be voted on by the homeowners. The board decided that each rule will be voted on separately by each homeowner. A rule will pass with a simple majority. The ballots will be returned to Ron and each ballot must be in an envelope with a return address.

Steve has been appointed as the Welcome Committee Chairman and will work on providing a set of information to new homeowners that will be delivered by HOA Partners.

- **Next Board Meeting – Tue, August 8th, 2023**

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HOA Annual Meeting Minutes

August 15th, 2023

- **Call to Order & Attendance** – The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal, Cynthia Cantwell and Gary Wright. The board accepted the previous meetings minutes.

- **Banking and Financials as of August 15th, 2023**

Checking Account - \$16,377.06

Savings Account - \$16,823.43

Total Balance - \$33,200.49

- **Project Leader Reports**

Covenant issues – Rules & Regulations & Voting procedure update

Home owner Correspondence/ Complaints – Grey/black roof requests, 1821 Lincoln complaint

1713 Lincoln issues – we will send a letter to them telling them that clotheslines are prohibited in the neighborhood.

We will also ask them to clarify their architecture review to widen their driveway.

Architectural committee – There were several architectural reviews submitted and approved in the last month.

Landscaping committee – We are continuing to press Miguel to finish the fence along 51st street. Ron will discuss having him stain the backside of the new fence.

- **New Business** – Ron will continue to work with the city to correct the ponding water issue at the 51st street entrance.

Ron has asked for HOA Board members to submit ideas for rules and regulations.

- **Next Board Meeting – Nov 7th (2nd Tue, planned)**
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Shiloh at Battle Creek

HOA Annual Meeting Minutes

November 14th, 2023

- **Call to Order & Attendance –**

The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal, Cynthia Cantwell and Gary Wright. The board accepted the previous meetings minutes.

- **Banking and Financials as of November 14th, 2023**

Checking Account - \$6,552.34

Savings Account - \$6,6860.85

Total Balance - \$13,413.19

- **Covenant issues –**

- **Rules & Regulations & Voting procedure update –**
On hold for now.

- **Home owner Correspondence / Complaints –**

- **Fence repairs, Trash carts and misc. letters discussion –**

Ron is working on letters that will remind people to repair their fences, bring trash carts in within 12 hours of the trash being picked up and keep their yards up.

- **Project Leader Reports –**

- **Architectural committee –**

- There were several architectural reviews submitted and approved in the last month.

- **Landscaping committee –**

- Miguel is going to put the Christmas lights up at the North entrance next week, at no cost to us.

- **New Business –**

- **Front entrance: Need new pic, and paving update –**

- Steve is going to take some new pictures of the North Entrance and send them to Gary to put on the neighborhood web site.

- Ron continues to work with the City of Broken Arrow to solve the ponding water problem at the North Entrance. After speaking to the City Stormwater one more time, the next step is to engage the neighborhood's city councilor, which is Mayor Debra Wimpee.

- **Small Claims court option for ~~unpaid~~ dues re-visit** – The HOA is going to file a claim in Small Claims court against them for summary judgement for their unpaid HOA dues.
- **Fall Newsletter review** – The newsletter will be sent out before the end of the month.
- **2024 Board and officers discussion** – Ron has asked to step down as the HOA President in 2024.

Jeff made a motion to move the 2024 annual meeting up a week to February 6th, 2024 so that Ron can attend it. Doug seconded the motion.

- **Next Board Meeting – Annual meeting for 2024 (FEB 6th, 1st Tue, planned)**