

Regency Park Homeowners Association

Board Meeting May 10, 2016

Regency Park Church of the Nazarene  
6:30 p.m.

Attendance: Michael Rainwater, President; Holly Stabnick, Vice President; Beverly Thummel; Secretary/Treasurer; Pat Arganbright, Member; Dane Bowin, Member; Margot Henthorn, Member; Michael Shelton, Member; and Bill Westfall, Member. Member Kathy Greenhaw was present by teleconference.

Absent – none

The meeting was called to order by Mr. Rainwater at 6:40 p.m.

Mr. Rainwater introduced guest Tony Goodwin.

Mr. Rainwater noted he has not yet been successful in setting up an automatic deduction for the homeowner's payment plan approved at the last meeting, but he will do another one-time deduction May 15.

The minutes of the April 12 meeting were presented. Mr. Westfall requested the minutes be amended to better reflect what occurred with Ms. Greenhaw's resignation as secretary. He moved for approval of the minutes as amended; Ms. Stabnick seconded the motion. Vote: Rainwater, Stabnick, Thummel, Arganbright, Bowin, Henthorn, Shelton & Westfall aye; Greenhaw – no. Motion carried.

The treasurer's report for April was presented. Ms. Greenhaw questioned the expense for Polston, and Ms. Thummel noted an email received stating the monthly charge would be reduced from \$425.00 to \$235.00 beginning January 2017. Mr. Westfall moved to accept the treasurer's report for April; Mr. Bowin seconded the motion. Vote: Rainwater, Stabnick, Thummel, Arganbright, Bowin, Henthorn, Shelton & Westfall aye; Greenhaw – abstain. Motion carried.

Ms. Arganbright tendered her resignation from the Board, effective immediately. Ms. Henthorn thanked Ms. Arganbright for all she's done and said it was a pleasure to work with her.

As it had been discussed and approved at the April 12 Board meeting, Mr. Rainwater appointed Mr. Goodwin to fill the vacancy on the Board. Mr. Goodwin accepted the appointment.

Mr. Rainwater noted it was necessary to elect officers. Ms. Henthorn nominated Mr. Rainwater as president, and he accepted the nomination with the idea of training someone to take over for him. Mr. Westfall nominated Ms. Stabnick, and she accepted the nomination. Ballots were cast, and Mr. Rainwater was elected president. Mr. Bowin nominated Ms. Stabnick as vice president and, there being no further nominations, Ms. Stabnick was elected vice president. Mr. Westfall nominated Ms. Thummel as secretary/treasurer if she was willing to continue in the dual role, and she accepted. No further nominations were presented, and Ms. Thummel was elected secretary/treasurer.

Ms. Thummel distributed copies of the current by-laws and covenants. Members discussed the 8-foot fences that have been installed along 48<sup>th</sup> Street, and it was determined that the Board should take no action since they did not intervene during construction.

Mr. Rainwater asked Mr. Goodwin if he would be willing to chair the Code Violations committee, and he accepted. Ms. Stabnick will assist. Guidelines for code violation reporting were discussed, and the Board requested that records and documentation of violations be kept. Mr. Rainwater suggested inviting the supervisor of code enforcement for the City of Tulsa to a Board meeting. Discussion was held on the proposed amendments regarding assessing fines for code violations, and Mr. Rainwater suggested having our attorney review them.

Possible dates for a block party were discussed. The end of September or the second week of October will be investigated. It was suggested the Board provide hot dogs and drinks and set up on the church parking lot. We should file the date with the City to have streets blocked off during the party. We need to have a date firmed up by the next Board meeting.

Call Notes – Ms. Thummel will continue to monitor Call Notes and distribute the record to all Board members.

It was noted we still need to obtain an easement grant and building permit for the entrance sign on the west side of South 90<sup>th</sup> East Ave., and Mr. Rainwater will pursue that.

Low attendance at the Annual Meeting was discussed, and Mr. Rainwater stated he would like to send a questionnaire to residents to see what they want the Board to accomplish. Mr. Shelton asked about the possibility of establishing a scholarship fund for a graduating senior.

Various code violations were discussed, and Mr. Shelton specifically noted the pool in the backyard of the house one block to the west of his that is not being maintained. Adjoining homeowners have been asked to register formal complaints and have not done so. Ms. Thummel asked if the complaints about dogs running loose had been addressed, and Mr. Rainwater stated he was still trying to contract the owner.

Mr. Shelton asked if we know the demographics of the neighborhood. General consensus is that it is wide ranging encompassing many ethnicities and all age groups. He asked about the possibility of establishing a scholarship fund for a graduating senior as a way of drawing more interest from homeowners. The issue of dogs running in the neighborhood was discussed, as was the issue of streetlights being out. Mr. Shelton asked if it was the city's responsibility or PSO's. Mr. Rainwater reiterated that it would be good to invite various city officials to Board meetings.

Ways of reaching new homeowners were discussed. Ms. Thummel noted that she has been sending letters to new homeowners along with a dues invoice as a way of informing them that our dues are mandatory. Other methods of welcoming were discussed.

Ms. Thummel moved to adjourn the meeting. Mr. Goodwin seconded the motion. All voted aye – motion carried.

Meeting was adjourned at 8:22 p.m. The next meeting will be Tuesday, June 14, at 6:30 p.m.

Respectfully submitted,

Beverly Thummel  
Secretary