

Regency Park Homes Association
Annual Meeting April 27, 2017

Board members in attendance: Holly Klenda, President; Dane Bowin, Vice President; Beverly Thummel, Secretary/Treasurer; Kathy Greenhaw, Member; Margot Henthorn, Member; Michael Rainwater, Member; Michael Shelton, Member; Bill Westfall, Member. In addition, 36 members and 19 approved proxies were present. The number constitutes a quorum.

Holly Klenda, President, called the meeting to order at 7:17 p.m.

Pastor Gunter welcomed the members and opened the meeting with a prayer.

Minutes of the April 28, 2016, annual meeting were reviewed. Barbara Walston noted it was not mentioned in the minutes that the special meeting called in November was to address the issue of an annual audit. Mr. Rainwater noted he was not the one who stated the previous accountant had not filed tax statements for several years and requested the minutes be corrected to reflect that. Nathan Jelken moved to approve the minutes as corrected, and the motion was seconded by Peter Stabnick. All voted aye – motion carried.

Minutes of the November 2, 2016, special meeting were reviewed. Mr. Stabnick moved for approval, and Barbara Walston seconded the motion. All voted aye – motion carried.

The proposed 2017-2018 budget was reviewed. Ms. Walston questioned the costs for lawn care and asked if it was the lowest bid, and if the planting, mulch and maintenance of flowerbeds was with the same company. Ms. Stabnick responded it was the lowest bid received, and the same company was responsible for all. She questioned whether the company had already begun work prior to approval of the budget. Mr. Rainwater noted mowing must start the beginning of March. He further noted the Board selects the mowing company and approval of the membership is not required. Ms. Walston also questioned tree trimming in the Commons. Ms. Stabnick noted tree trimming and clean-up in the Commons had been neglected for a number of years, and the current contract will get it under control. Ms. Walston expressed concern that trees should only be trimmed up to the fence line. Ms. Stabnick responded that, if a tree in the Commons was encroaching on and damaging a homeowner's fence, it could be removed.

Mr. Rainwater asked if the allocation for the block party was being increased, and Ms. Thummel indicated it was. Linda Jehs stated she doesn't think we need childcare for the annual meeting. Karen Timbrook also expressed a concern about the lawncare contract not being approved by the membership. Ms. Stabnick further explained the process for selecting a lawncare company. Ms. Timbrook asked how bids were solicited and if homeowners were given the opportunity to bid. Ms. Stabnick and Ms. Thummel stated there was an ad placed in the *Tulsa World* and on Craigslist. Mr. Rainwater reiterated that bids need to be sent in January. If we waited until the April annual meeting to select a mower, the good companies would all be booked. He further noted that most of the homeowners know the Board solicits bids, and anyone who wished to could have submitted a bid.

Barbara Vanderbeek suggested appropriating funds for an audit. Ms. Thummel noted she had not been able to get an accurate price for an audit, but we could add a line item for such. Ms. Vanderbeek moved that funds for an audit be added to the budget. Mr. Rainwater stated that the word 'audit' was inserted in the by-laws in 1963, and what the HOA needs is far less than an actual audit. Ms. Thummel added that an actual audit would be cost-prohibitive. Mr. Jelken stated that what had been done in the past was actually a financial review which usually costs \$400-\$500. An audit is much more detailed and costly, and not suitable for the HOA's purposes. He recommended adding \$500 for a financial review and moving funds from the allocation for office supplies to cover the difference. Ms. Thummel noted \$3,000 was allocated for bookkeeping and accounting, and the firm will do a financial review. The motion died for lack of a second.

Tony Petros said it would make more sense and be more cost-effective to seek vendors from among the homeowners rather than outsourcing everything. Ms. Walston restated her thought that the Commons and flowerbed maintenance portion of the mowing contract should have been approved by the membership.

Mr. Jelken moved for approval of the 2017-2018 budget with the addition of the line item for financial review costs, and the motion was seconded by Vicki Chapin. Vote – 54 aye; 1 nay. Motion carried.

Mr. Rainwater stated he would not be running for re-election to the Board. Mr. Westfall indicated that all other current officers were running for reelection and, as there are two vacancies on the Board, called for nominations from the floor. Ms. Walston nominated Terrace Martin; Ms. Martin accepted the nomination. Connie Schlehuder nominated Tony Goodwin; Mr. Goodwin declined. Ms. Henthorn said she felt it was time for her to retire from the Board and withdrew her name from the slate of nominees. Mr. Stabnick moved to accept the Board nominees by acclamation. Mr. Jelken seconded the motion. All voted aye – motion carried.

Ms. Thummel introduced City Councilor Anna America who spoke about the City's new 311 number to report problems or code violations, repairs to neighborhood streets, and the new City budget. She answered questions regarding when the neighborhood streets might be repaired, about the citywide dumpster program, the household pollutant collection program, bulky waste pickup, and code violations and enforcement.

Mr. Westfall reviewed a proposed By-Laws Amendment that would change language in Section VIII, Subsection 8 – “Duties”, Paragraph D – Treasurer, from ‘cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting’ to ‘cause an annual financial review of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures – profit and loss statement to be represented to the membership at its regular annual April meeting’. Ivan Hersh moved for approval; Bill Moon seconded the motion. All voted aye – motion carried.

Ms. Walston inquired who is supposed to be doing code enforcement. Ms. Stabnick responded that, following Mr. Goodwin's resignation from the Board, Board members have been working as a team to identify code violations and report them. Mr. Jelken noted that bulky waste pickup and code enforcement takes time. He further noted that, in the fall, the HOA members voted down proposed by-laws revisions imposing fines on homeowners. Ms. Greenhaw stated that letters are currently going out to homeowners, and violations are being reported to the city.

Gayle Falconer inquired on the status of the wall. Ms. Stabnick responded that the Board is looking for a contractor and reserving funds to complete the wall. Mr. Jelken noted that wall funds are accrued from past dues collections.

Ms. Stabnick noted the next meeting would be October 26.

Ms. Jelken moved to adjourn the meeting, and the motion was seconded by Nancy Allen. All voted aye – motion carried. Meeting was adjourned at 8:52 p.m.

Respectfully submitted,
Beverly Thummel, Secretary