

Regency Park Homes Association
Annual Meeting April 26, 2018

Board members in attendance: Holly Klenda, President; Dane Bowin, Vice President; Beverly Thummel, Secretary/Treasurer; Laura Barrett, member; Tony Goodwin, member; Kathy Greenhaw, member; Terrace Martin, member; Bill Westfall, member. In addition, 42 members and 18 approved proxies were present. The number constitutes a quorum.

Mr. Goodwin welcomed the members and opened the meeting with a prayer.

Holly Klenda, President, called the meeting to order at 7:12 p.m.

Ms. Thummel introduced District 7 City Councilor Anna America who spoke regarding City issues, upcoming Council elections, and neighborhood concerns including the condition of 48th Street. She also addressed a number of questions from homeowners.

Barbara Walston requested the members of the Board introduce themselves.

Minutes of the April 27 and November 2, 2017, meetings were reviewed. Glenda Parton moved for approval of the minutes, Nathan Jelken seconded the motion. All voted aye – motion carried.

The proposed 2018-2019 budget was reviewed. Gassan Fayad asked how bids were solicited for lawn care. Ms. Stabnick responded that an ad was placed in the *Tulsa World* as well as on Craigs List. The Board then evaluated the bids received and selected the vendor. Ms. Stabnick noted that four companies responded, and the Board decided to remain with Christ Centered Lawn Care based on their bid as well as their past performance. She explained that the cost was a bit higher the past year due to cleanup from the previous company's neglect and the April tornado cleanup. Sally Lawrence stated the cost for flowers and watering them was a waste of money. Ms. Walston said the Board members used to plant and maintain the flowerbeds.

One member questioned the cost for the block party. She noted she had driven by several times and there were not many in attendance. Ms. Stabnick said attendance has been up every year and since it is a come-and-go event, a drive-by would not accurately portray the number in attendance. Linda Jehs questioned the cost for fuel reimbursement. Ms. Stabnick responded that the Board voted to reimburse Mr. Goodwin for up to two tanks of gas monthly for the use of his personal vehicle to locate code violations. Lee Moore moved the proposed budget be adopted as presented, David Edge seconded the motion. Ms. Walston stated the proposed cost for flowerbed maintenance should be stricken from the budget along with the cost for fuel reimbursement. Mikel Revels questioned whether the By-Laws allowed for reimbursement of Board members. Ms. Thummel noted that Board members cannot be paid for their service, but they can be reimbursed for expenses incurred according to the By-Laws. Ms. Thummel called the question. The vote was 28 in favor and 14 opposed. Motion carried.

Ms. Stabnick reviewed the proposed revisions to the By-Laws. Assessments for current homeowners living in their homes will remain at \$60.00 per year. Those purchasing homes on or after January 1, 2019, will increase to \$75.00, and properties used as rentals will be \$120.00. Mr. Fayad expressed his thought that all owners should be equal. Ms. Stabnick noted that the HOA has a large percentage of older residents – some on fixed incomes, and the Board felt their dues should not be raised. Mr. Westfall also noted that the rental properties are the most often neglected and the most problematic. John Benson stated the cost of rent is going up all the time and those using homes as rentals can afford the raise. Ruth Holland agreed that rentals were often neglected and the assessment increase is a good idea. Michael Rainwater stated he thought the By-Laws indicated the dues could only be raised with a 2/3 vote of the membership (rather than a simple majority). Ms. Greenhaw referred to the By-Law language stating, "The maximum annual assessment may be increased above 3% by a vote of two thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose." [Article XI,

Section 1, (b)] Nathan Jelken moved for approval of the revision, Sue Miller seconded the motion. The vote was 37 in favor and 13 opposed. Motion carried.

Ms. Stabnick reviewed the second By-Law revision changing from two annual meetings back to one. In 2016, the membership voted to have two annual meeting, but the second meeting in 2017 resulted in no quorum. Ruth Holland moved to accept the revision to return to one annual meeting, Gassan Fayad seconded the motion. The vote was 33 in favor and 3 opposed. Motion carried.

Ms. Stabnick reviewed the third By-Law revision regarding Board members being allowed to teleconference in to meetings. Ms. Greenhaw stated she is the only member who regularly teleconferences since she works out of town, and this revision would effectively prevent her from serving on the Board. Mikel Revels expressed his opinion that Board members need to be available for meetings and asked what Ms. Greenhaw had contributed. She said she attended the annual meetings and helped with the block party. Linda Jehs stated there is no harm in allowing conference calls. Mr. Westfall said teleconferencing is a normal way of life. Barbara Walston moved to reject the proposed revision, Linda Jehs seconded the motion. The vote was 27 in favor of rejection and 11 against. Motion carried and the proposed amendment was rejected.

Barbara Walston asked about the cost for a financial audit in the budget. Mr. Thummel responded that it is included in the line item for bookkeeping and accounting. Mr. Westfall reminded that members voted to strike the work 'audit' from the By-Laws in 2017 with a change to 'financial review.' Ms. Walston agreed but said she thought it had to be done by an outsider. Ms. Stabnick responded that's what Polston does for the Association. Mr. Rainwater read the section of the By-Laws stating the Treasurer shall, "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, and deliver a copy of each to the Members." Mr. Jelken stated there should be a separate balance sheet listing the assets & liabilities and current balances in the checking and money market accounts. Ms. Stabnick noted that report had been received in an email from Polston approximately an hour before the meeting, and it would be posted on the website.

Members discussed the large amount owed in past-due balances, lien filings, and what possible actions could be taken to collect.

Dates for neighborhood dumpsters, a garage sale, and the block party were discussed.

All the current Board members have indicated their willingness to run for re-election. There is currently one opening on the Board. Ms. Stabnick nominated Ruth Holland to fill the position, seconded by Connie Schlehuber. Debbie Calanoc moved to accept the Board nominees by acclamation, Ivan Hersh seconded the motion. All voted aye – motion carried.

General discussion – Sally Ruskoski stated a neighbor's fence had blown down during the August 6 tornado and wondered whose responsibility it was; Anita Gebhard noted that her property backs up to the Shannon Square shopping center, and they have recently installed new flood lights that light up her entire back yard. Ms. Stabnick agreed to try to contact the management of the center.

Barbara Walston moved to adjourn the meeting, and the motion was seconded by Ruth Holland. All voted aye – motion carried (quorum no longer present). Meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Beverly Thummel, Secretary