

Regency Park Homeowners Association

Board Meeting September 18, 2014

Attendance: Michael Rainwater, President; Bill Westfall, Vice President; Levi Olsen; Treasurer; Margot Henthorn, Member; Beverly Thummel, Member. Kathy Greenhaw, Secretary was present through a conference call.

Absent - Bill Bateman, Member; Aaron Bertoson, Member; Lee Moore, Member.

Meeting was called to order by Michael Rainwater, President, at 6:45 p.m.

Approval of the Minutes of the August 16, 2014, meeting was waived due to the absence of the secretary.

The financial report was presented. Motion was made by Bill Westfall to accept the financial report; seconded by Margot Henthorn and approved by all. The lien filings and Money Market account were discussed.

Returning Old Business

Michael Rainwater reported that 323 dues statements had been mailed, and Levi Olsen noted income of \$3,500 as a result. Michael Rainwater discussed the Tulsa County Assessor's website and how to locate property owners as well as recently sold properties.

Michael Rainwater noted there are two ways to edit member accounts in Quick Books, and noted new homeowners should be added to the database.

Michael Rainwater discussed the attorney fee decided upon at the August 16 meeting. He noted there are 27 homeowners who owe \$1,000 or more in past dues and said the attorney could send letters on his official stationery to those in arrears. Motion was made by Bill Westfall to have the attorney send letters to all 27; seconded by Levi Olsen and approved by all. Michael Rainwater noted we need a retainer letter signed by two Board members, and Levi Olsen wrote a check for a \$500 retainer to attorney Darrell Brown.

Michael Rainwater reported we have received the building permit for the wall. Mr. Bray of Turner Construction will be on site Wednesday, September 24, to meet interested Board members and do a walk-through. From this, Mr. Bray should be able to determine the start date for construction. Estimated time of construction is 3-4 weeks. Michael Rainwater noted we would have OKIE and PSO do the utility markings. He reported that Lee Moore said there is a primary electrical line that may need to be relocated. It was agreed to mark the utilities immediately and again when demolition begins. Michael asked Margot Henthorn to call OKIE for utility markings.

Michael Rainwater stated the need to revisit residents whose properties will be affected to make sure we have the proper easements and determine any special conditions present. He noted the property on 90th East Avenue where the wall juts into the easement, and said the City has reversed course on this and we're unable to get a permit on that section.

Michael Rainwater said he would do a group email to update residents and seek volunteers to help with demolition. He noted Regency Park Church of the Nazarene will help with volunteers, and Bill Bateman

has a backhoe we can use. Margot Henthorn will call Flintco to see if they would donate the use of a backhoe and operator.

Michael Rainwater discussed the possibility of acquiring a temporary liability policy to cover the association for the duration of the wall construction. He will investigate the cost.

October 4 & 5 were tentatively set for demolition. Volunteers will meet at the church for orientation and safety instruction. It was noted that no work would be done during church services on October 5. The use of underage volunteers and the need for traffic stoppage on 51st Street was discussed. Margot Henthorn will contact Flintco about donation of several sheets of plywood to protect the sidewalks.

The Kaiser Grant was discussed. Michael noted they have pledged \$39,000 which the HOA must match. He reminded that we will have to pay the Kaiser portion, and they will reimburse us. He hopes Turner Construction will take half down and half at the end of construction. Other possible costs were discussed such as a backhoe & operator, a dumpster, possible re-sodding of the city right-of-way, cost of building a flowerbed and running electricity and water to it.

Bill Westfall distributed the flyer he will present to businesses to obtain donations for the wall, and added that he needs a letter stating he is authorized to do so. Michael Rainwater noted that businesses can write the donation off as business advertising even though the Association does not have 501(c)(3) status.

Committee Reporting

- A. Newsletter – Michael Rainwater noted the price for printing the newsletter has dropped to around \$300. Advertisements from six businesses should pay for it. He noted we need a form stating the size, cost, and what businesses would get for their ad. Beverly Thummel handed out a draft of the newsletter with submissions to date. Michael Rainwater stated he would revise his letter to advise residents we need to amend the budget to add \$500 for legal fees and lien filings.
- B. Call Notes – Kathy Greenhaw reported that all calls have been taken care of, and she had emailed a list of August calls.
- C. Code Violations – Margot Henthorn reported the house on 93rd East Ave. has been emptied. The owner lives in Virginia and owes considerable back dues. She reported on several issues along 47th Street that are being taken care of. She will write an article regarding Code Violations for the newsletter. Bill Westfall stated that our by-laws may allow us to impose penalties and/or fines.
- D. Crime Commission – Nothing was discussed.

Old Business

Use of the Association computer was discussed. Motion was made by Margot Henthorn to move the computer to Michael Rainwater's home office for Association use; seconded by Kathy Greenhaw and approved by all. Motion was made by Margot Henthorn for Levi Olsen and Bill Westfall to take over the search for a printer under \$500; seconded by Beverly Thummel and approved by all.

Next meeting will be Thursday, October 9, at 6:30 p.m.

Michael Rainwater stated that, weather permitting, he would like to host the Board in his backyard that evening.

Meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Beverly Thummel
Acting Secretary