

Seven Oaks Broken Arrow Annual HOA Meeting 2.8.23

Board Members in Attendance:

- Scott Shultz, President
- Scott Summerfield, Vice President & Treasurer
- Aaron Cunningham, Secretary
- Ted Converse, Member-at-Large
- Stacey Jackson, Member-at-Large

Agenda/Minutes:

Call to order:

- 6:30 p.m.

Dues will not be raised this year, will remain at \$420 for 2023

- Cutting expenses by maintaining the pond in-house.

New Board Members:

- Aaron Cunningham stepping back to Member-at-Large on June 1st
- Stacey Jackson nominated as new Treasurer
- Kathy nominated as new Secretary
- Amanda Maughan nominated as pool chair for 2023
- Vote taken on new board members
 - Vote passed, no objections

Motion to form an HOA Social Committee

- Vote passed, no objections
- Nicole McAbee, Tracy Byrd & Chritina Fischer volunteered as committee members

Financials:

- Scott Summerfield covered financials.
- Copies of the balance sheet were passed around for review. These are available upon request but not available publicly.
- Neighbor inquired about a smart sprinkler system controller to save money.
 - This is something the board plans to check into this year.

Pool House Roof

- Requested several bids, only one contractor participated
- Replaced in January 2023 with impact resistant shingles
 - Cost fully covered by insurance

Fence Replacement along 101st Street:

- Requested 3 bids, received 2
 - Ninety-One Services: \$25,353 + \$3,000 for staining plus cost of materials
 - AAA Fence: \$23,700
- The Board will select a contractor and move forward with the replacement soon.

Yard Signs:

- The board continues to receive complaints about yard signs (contractor signs, political signs, etc.)
- Covenants state we cannot have signs in the yard

Work Days:

- Need to plan a couple of work days before the pool opens.
 - The pool house needs to be painted. We'd like to do it in-house to save money.
 - Volunteers needed
 - April 22-23.
 - Backup/rain date May 6-7.

Solar Panels:

- We need a covenant for solar panels.
- Proposed rule: Panels can't be visible from the street in front of the house. Must be dark in color. Must be maintained and looking new, not milky. Not to cover more than 25% of the roof.
- Consider using border language such as "new energy/power alternatives" as to not limit the covenant to solar panels only.
- Send a ballot out with the annual dues notice.

Discussion:

- Question about drainage in the back of the neighborhood.
- Request to add a second garage sale. (April and September)
 - Would require a vote to make a covenant change.
 - Add a second garage sale to the ballot sent out with the annual dues.
 - Options to keep one date or add a second in April
- Question about covenants that limit leasing homes in the neighborhood

Adjourn: 7:55