

**St. James Park Homeowners Association  
General Meeting Minutes  
Monday, January 14, 2019**

**Officers Present:** President Matthew Rom, Treasurer David Payne

**Officers Absent:** Vice President Zach Rhodes

**Board of Directors Members Present:** Don Cervi

**Committee Chairs Present:** Carol Odom, Ed Chojnicki

**Committee Chairs Absent:** Sharon Beavers, Ashton Carmichael

**Members Present:** Pat Chojnicki, Bernita Dinley, Stoney & Kayti Lopez, Brian & Lille Bunting, Walk & Cherry Strong, Richard Eichler, Terry Dillingham, Lori Sanden, John & Shelley Liegl, James Arati, Jason Wisdom, Ike & Jennifer Donnelly.

- I. The meeting was called to order by President Matthew Rom at 7:03 p.m.
  - a. Approval of October 2018 Minutes – Walt motioned to approve, Ed seconded
  
- II. Officers Reports
  - a. President – Matthew Rom
    1. Storm Water Utility Update – City Council approved ballot language for a Storm Water Utility and storm water bond package at the January 8, 2019 City Council meeting. Second reading is scheduled for January 22, 2019. The current bond proposal funds infrastructure projects and will increase annual property taxes. Increases in property taxes are estimated to be \$63.00/year for homes valued at \$150,000, \$85.32/year for homes valued at \$200,000, and \$129.84 for homes valued at \$300,000.

The Storm Water Utility will be a tiered monthly fee added to water bills based on the first-floor livable square footage of the bill payer's home. The tiers are approximately \$3.00/month for homes up to 1,196 SQFT, \$6.00/month for homes between 1,197-1,983 SQFT, and \$9.00/month for homes over 1,983 SQFT.

City Council will be meeting on Thursday, January 17, 2019 to discuss the final rate structure and have discussed adding a fourth tier for rural residents who might have larger homes but less storm water impact due to the size of their property. The Council can make any modifications they choose and pass the language on second reading. A vote is scheduled for April when the City will propose an extension of an already approved transportation bond.

Don noted the passage of a Storm Water Utility would not remove the financial responsibility to maintain and repair the HOA's storm water infrastructure. The City has discussed developing neighborhood assistance programs, but they appear to be in the form of loans which would be paid back with interest by the association. Matthew noted he would keep everyone updated on the final ballot language using NextDoor.
  - b. Vice President – Zach Rhodes
    1. No report
  - c. Treasurer – David Payne
    1. David noted expenditures appeared to be within budget and he did not see anything out of place. Revenues, specifically clubhouse rentals, were significantly lower in the 2019 budget which is a result in a slowdown of rentals experienced over the past few years. The Board of Directors did not want to over budget revenues and took a conservative approach on clubhouse rentals.
  - d. Secretary – Vacant
    1. No report

### III. Developer's Report – Don Cervi

- a. Don provided an update on the repairs to the South retention pond. The City of Norman decided to use a cured-in-place pipe (CIPP) repair method to fix the hole within the reinforced concrete pipe running under the South pond. CIPP repairs involve inserting a flexible tube inside the damaged pipe and then applying heat to bond the tube to the existing pipe forming a water tight barrier. The initial repairs were made in the second half of 2018, but they appear to have failed. The contractor informed Don a cap is necessary to complete the repairs and it would be installed soon. The work on the South pond is being paid for by the City of Norman as the damaged pipe is their responsibility to maintain. Don and the Board of Directors will continue to work with the City of Norman to resolve the issue as quickly as possible.

### IV. Committee Reports

#### a. Landscaping and Grounds – Don Cervi

1. West island when entering Section 6 received landscaping since the last meeting. The cost of the landscaping was paid for by the developers but the HOA is responsible for maintaining the island going forward.
2. Rose bushes on the entry island will need to be replaced. They have a fungus growing on them that penetrates the dirt requiring a full replant.

#### b. Clubhouse, Fitness Center, and Pool – Ed Chojnicki

1. Gym floor was cleaned on January 14, 2019.
2. The HOA recently purchased a recumbent bike. There is an electronic issue with the bike and the vendor is sending a replacement part at no charge. Ed expects the part to arrive shortly and he will have the bike up and running for the HOA's use.
3. Ed is working to replace the "no diving" stickers around the pool to be in compliance before the pool opening in May.

#### c. Clubhouse Rentals – Carol Odom

1. Overview of previous and future clubhouse rentals.
2. There were 9 rentals between the October and January HOA meetings.
3. There were a discussion on extending the hours HOA members can rent the clubhouse in the future.

#### d. Neighborhood Welcome Committee – Sharon Beavers

1. No report.

#### e. Activities – Ashton Carmichael

1. No report.

### V. Old Business

#### a. Meeting dates

1. Matthew discussed the difficulty in obtaining financial documents for HOA meetings when meeting on the second Monday of January, April, July, and October. He discussed moving the meeting back a week to allow ARIA more time to put together the association's financial documents. A motion was made and seconded and members attending passed the motion unanimously. Starting in April HOA meetings will move to the third Monday of the month.

#### b. Modifying covenants

1. Matthew discussed the difficulty of enforcing six different sets of rules within a single neighborhood. The suggestion was made to bring all homeowners under one set of covenants for more efficient and consistent enforcement. The covenants will model those

currently in use in Section 6. A formal vote will be held at the April meeting and residents will receive a copy of the proposed covenants prior to the meeting.

VI. New Business

a. Election of Officers

1. A quorum of association membership was present at the meeting. Members are allowed to serve as officers of the association if they are in good standing and have full membership rights. The following people were nominated to the various HOA positions: President – Walt Strong, Vice President – Ike Donnelly, Treasurer – David Payne, and Secretary – Jennifer Donnelly. Matthew asked if there were any objections to accepting these nominees as the 2019 HOA officers by acclimation and there was none.

VII. Adjourn: Matthew adjourned the meeting at 8:37 pm. Next meeting April 15, 2019, at 7:00 pm.