

**St. James Park Homeowners Association
General Meeting Minutes
Monday, October 19, 2020**

- I. Call to order - President Walt Strong - at 7:01PM - A Zoom option was available so a few members chose to attend via Zoom.
 - a. Approval of July 20, 2020 Minutes - Strong explained that no April meeting was held due to COVID hence no April minutes. Need to approve July 20, 2020 minutes. Motion to approve from Carol Odom, 2nd from Brad Stanton. Motion carried.

- II. Officers Reports
 - a. President - Walt Strong
 1. 2021 Budget - Don Cervi, Ed Chojnicki, David Payne drafted 2021 budget that will be sent with yearly invoices. For now, it does not appear a raise in dues will be required. Motion to approve from Everett Hutchens, 2nd from Carol Odom. Motion carried.
 2. Next Officers - January 2021 meeting we will need to elect new officers (President, Vice-President, Secretary, Treasurer). Please consider serving.

 - b. Treasurer - David Payne – Quarterly Financial Report - Payne was absent so Cervi conducted the review. Unusual expense for fence repair from recent wind storm. Fence damage was not covered by insurance so HOA endured the cost for repair in common areas. (>\$2,000) Pool chemical usage was over budget but had erroneously included some pool pump repair parts. Mowing costs increased due to previous vendor retired and new vendor was higher cost. Will need to rebid mowing contract for 2021. Clubhouse revenues were down this year because of COVID.

- III. Developer Report - Don Cervi - South Pond - Engineering firm from OKC contacted to investigate water flow.

- IV. Committee Reports
 - a. NRHS Update - Terry Dillingham, Committee Chair - Terry absent so Cervi provided some information. NRHS has closed on purchase of the land. It is still unknown when construction will begin. Some HOA members attended last City Planning Commission Meeting. Expressed concern about: traffic volume at Hwy 9 and SE 24th; need for and usage of the proposed road on south side of NHRS property; proposed berm with trees will now be a masonry wall; increased ingress/egress for SJP was mentioned but was not found as a favorable idea by the Planning Committee who holds to the belief that traffic will not be negatively impacted; space around “anchor” pond will have more permeable

surface to enhance drainage; future Property use did not change much, Marijuana dispensaries are forbidden. Possibility of apartment complex remains a concern. PUD only allows 20 parking spaces so concerns that overflow parking will be along 24th.

- b. Landscaping and Grounds - Don Cervi - Currently planting pansies. Will need to replace diseased rose bushes at clubhouse next spring. Someone expressed concern about beavers causing damage at north pond.
 - c. Clubhouse, Fitness Center, and Pool - Ed Chojnicki - HOA officers met in May about how to meet City COVID requirements in opening pool and fitness center. Increased cleaning/sanitization of gym equipment and pool tables/chairs etc. We were able to comply with city requirements and keep our facilities open to SJP resident use. Users must be diligent about signing in (compliance with City requirements).
 - d. Clubhouse Rentals - Cheryl Barton - Carol Odom reported that rentals down significantly because of COVID. One in September and one in July. \$520 in rentals so far this year. Cost avoided by not having to refinish clubhouse floor. Normally floor is refinished 3 times a year, this year only once in January.
- V. New Business - A question about opening a new section in SJP for development. Cervi said that no matter where we expand, another ingress/ egress point will be required. Likely South Lake Blvd. – Food truck may be brought in at clubhouse for halloween. Driveway movie on Langley Dr. Officer Wilson reminded, lock your cars remove valuables. Register your home cameras with NPD if you care to share the video for law enforcement investigations. No National Night Out this year = COVID. Caution: Pebble Brook Park - some homeless people camping there.
- VI. Next Meeting - January 18th, 2021 7PM, St James Park Clubhouse
- VII. Adjourned at 7:55P