

**St. James Park Homeowners Association
Quarterly Meeting Minutes**

Date: Monday, April 17, 2023

Officers Present: Patrick Burke, Brad Stanton, Katy McCollom

Officers Absent: Travis Thomas

Committee Chairs Present: Don Cervi, Ed Chojnicki

Members Present: Patricia Roberts, Doug Buck, Clint Eager, Davis Waldo, Jawad Drissi, Mac McCrory, Stephanie Duberry

The meeting called to order at 7:00 pm by Patrick Burke. A summary of the items discussed are as follows:

1. Approval of minutes – Davis Waldo motioned to approve, Ed Chojnicki seconded, and all approved.
2. Maintenance Issues
 - The soccer goals were repaired.
 - The license application for our pool license has been received and will be completed in time; chlorine tablets for the pool have been purchased.
 - The association repaired minor shingle damage to the clubhouse following the February 26 tornado.
3. New Business
 - Social Committee – The social committee met for the first time on March 6th and agreed to the following activities:
 - April 8th – Easter Egg Hunt
 - June 1st – Pool opening party/cookout at the clubhouse.
 - July 4th – Neighbor 4th of July paradeThe Committee will meet again to discuss activities for fall/winter. The date of that meeting is to be determined, but will be announced on the Facebook page.
 - Rentals – Clubhouse rentals were starting to increase as summer approaches. There have been 11 rentals to date, including a chair rental. Cheryl Barton, who handles rentals, will be out with surgery and needs assistance with these duties while she recovers. Carol Odom and Ed Chojnicki have volunteered to assist in her absence.
 - Financial report – Balance sheets were provided to attendees. Additionally, Brad Stanton provided comparative revenue and expenditure statements. All agreed that financials appeared in good order.
 - HOA fees are coming in, but at a slower rate than last year.
 - We have renewed the mowing and pool contracts.
 - We are expecting future landscaping expenses to replace trees and plant annual flowers.
 - Previous foreclosed homes – There are currently 6 foreclosed homes in the neighborhood. They have associated unpaid HOA fees totaling an estimated \$3,600. Don is working with the bank to see if this money can be recovered.
4. Homeowners Concerns
 - Security alarms with a whistle feature have been an annoyance for residents trying to utilize sidewalks while walking the neighborhood. While this is not a violation of HOA covenants, Don will speak to the homeowner so that they are aware that there has been a complaint.

- Due to contractor work, there was mud covering the street and a buildup of construction and tree debris in an empty lot. The street was cleared. The debris is scheduled for removal.
- Yard issues (i.e., tall grass) and parking issues (i.e. campers, boats, trailers parked for several days) were previously reported to the President. These issues have been resolved.
- One of the ponds is not holding water. Don is working to resolve this issue.
- Perfect Swing has requested a special permit to make the space commercial. This will allow any type of business to set up there. Don is working to get more information. However, residents are encouraged to write letters to the City of Norman if they agree this is not in the best interest of the neighborhood.

Patrick motioned to adjourn the meeting and Davis Waldo seconded at 8:00 PM.