

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

Monday, January 16, 2023.

Officers Present: Ed Chojnicki, Carol Odom, Brad Stanton.

Officers Absent: Jonathan Ritsema.

Committee Chairs Present: Don Cervi.

Committee Chairs Absent: Cheryl Barton and Aston Carmichael.

Members Present: Travis Thomas, Chuck Kokosha, David Waldo, Patrick Burke, Katy McCollom, Tracy McCary, Joe and Bonnie Dulin, Carlos and Ginger Holt, Clint Eager.

Guests Present: Two Aria staff members and Michael Nash Norman City Council Ward 5 Candidate.

Meeting called to order: Ed Chojnicki at 7:05 pm Carol Odom motion Brad Stanton seconded.

1. President, Ed Chojnicki – [sjphoapresident@gmail.com](mailto:sjphoapresident@gmail.com)

Approve October 24, 2022 meeting minutes.

Carol Odom motioned to approve, Travis Thomas seconded, and all approved.

- It was determined there was majority of members present to hold officer elections. Opened the floor for new officer nominations or volunteers for new officer positions discussion followed.
- Slate of officers proposed:  
President- Patrick Burke  
Vice president- Travis Thomas  
Treasurer- Brad Stanton  
Secretary- Katy McCollom
- Carol Holt made a motion to approve the slate of officers by acclamation and Clint Eager seconded. All approved.
- Sargent Casillas and NPD statistician presented to the Community Watch meeting on December 6, 2022. Most important item was members must get to know each other and be alert for problems. Better and more social functions are the best way to achieve that.

2. Treasurer, Carol Odom

- Provided December and 2022 financials.
- Budget for this year is in place with a \$7,000 surplus of revenues over expenses.
- The dues statements are out, and the due date is March 2, 2023.

3. Clubhouse, Ed Chojnicki

- Had 23 rentals last year.
- The price is \$60 with a \$150 cleaning deposit.

4. Activities Ed Chojnicki

- Volunteers need to sign up on Nextdoor App.
- Discussed the need to establish a Social Committee to consider and plan community events.
- It was suggested new officers and interested people meet after board meeting to discuss Social Committee.

5. Developers Report, Don Cervi

- Four unfinished houses in the addition scheduled for sheriff's sale tomorrow.
- Replacement of dead trees ready and in the budget.
- New development planned for east and north to highway 9.
- Currently 265 homes in the St. James Park.

6. New Business

- Next meeting April 17, 2023 @ 7:00 pm in the Clubhouse.
- Solar panels and house painting on a case by case approached by architect committee.

7. Adjournment:

Carol Odom motioned to adjourn the meeting and Joe Dulin seconded at 8:08 PM.