

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

Date: Monday, July 17, 2023

Officers Present: Patrick Burke, Travis Thomas, Brad Stanton, Katy McCollom

Committee Chairs Present: Don Cervi, Ed Chojnicki

Members Present: Doug Buck, Gordon and Allison May, Sam Lacks, Richard Eichler, Shaun and Belinda Stone, Helen Davis, Chuck Kokoska, Carlos and Ginger Holt, Joann McQuire, Scott and Lori Morris

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

1. Approval of April 2023 minutes – Ed Chojnicki motioned to approve, Brad Stanton seconded, and all approved.
2. Maintenance Issues
 - Storm Damage – Don has a list of five shingles that satisfy HOA covenants. Will send out to residents to aid them as they are making repairs.
 - Pool hand rail had come loose and was repaired by Ed Chojnicki.
 - The HOA fixed the broken bridge boards at the pond. Noted that additional boards were beginning to split and intend to replace all in the near future.
3. New Business
 - Perfect Swing filing to change to commercial zoning adjacent to the HOA. Based on the special meeting held, the majority of SJP residents were against the rezoning. 60 signatures were delivered in opposition of the rezoning. We will continue to provide residents with information on how they can voice their concerns on this issue.
 - Insurance verification to the NECD per our lake agreement has been taken care of.
 - Issues have been noted of contractors dumping storm shelter debris on vacant properties. Residents are urged to let the HOA know of storm shelters being installed so they can ensure proper disposition of materials.
 - Encroachment Agreements with Brookfield, Bloom – An agreement was reached that you cannot build along a utility easement.
 - Collection of dues/removal of liens – There were 6 homes on which liens had been filed. We have collected on all 6 homes. Some attorney fees were associated with this process.
4. Quarterly Reports
 - Social Committee – The social committee had success hosting the Easter, pool opening and 4th of July events. Possible future events could include End of Summer, Halloween and Christmas events.
 - Rentals – We have had 24 rentals to date with 5 more scheduled.
 - Financial Report – Brad prepared and provided comparative statements to attendees. All seemed reasonable. The only item on note was the increased attorney fees, which are explained by the collection efforts.
5. Homeowners Concerns
 - Update on the south pond – The source of the leak has been identified. Don will contact a civil engineer to get estimates for repair. There is a new councilman that could be an advocate for the neighborhood. Once we get estimates, we could consider having a special meeting to discuss the pond with him.

- A resident wondered if we could get trash cans around pond – We will get an estimate from lawn company on cost to maintain trash cans. We would also need to consider who would empty them in off-season.
- There is a tree in the entrance that is dying. The landscapers said that it cannot be saved. This will be added to the list of trees to replace in the fall.
- Many SJP streets have large cracks including Bretford, Kimbell, South Lake, Birmingham, Langley, Everton, and Tropicana. This has caused a cycling accident for one resident. Paths of action could include email city councilman or contacting the Norman Action Line.
- A vote passed to paint a pickleball court on half of the basketball court. Ed Chojnicki will lead this effort.
- One resident had overpaid HOA dues due to incorrect interest applied by Aria. Don agreed to contact Aria on their behalf.
- One resident wanted to bring to a vote to add more shingle colors to the accepted list. The HOA president will look into that process of having a vote to amend HOA covenants.
- A report of cars racing in the neighborhood and driving the wrong way near the clubhouse were noted. The resident proposed the addition of speed bumps.
- People are driving through the field to get to Wal-Mart. Don would look into putting up a barricade to prevent that.

The meeting adjourned at approximately 8:00 PM.