

**The Ridge at Shadowlake Homeowners' Association**  
**2200 Shadowview Drive, Oklahoma City, OK 73159**  
Annual Meeting Minutes  
June 4, 2012

The annual meeting of the Homeowners of The Ridge at Shadowlake Homeowners Association was held at the Southwest Oklahoma City Library, 2201 S.W. 134th, on June 4, 2012, commencing at 6:30 pm, pursuant to written notice.

**Attendance**

There were approximately 15 Homeowners, including all Board and Architectural Committee members.

**Call to Order**

The meeting was called to order by the President, Janet Herron.

Janet started out meeting by expressing her appreciation to current Board/Architectural members for their dedication and contributions in making it another successful year.

**Introductions**

All homeowners present introduced themselves.

**Financial Report**

Jana Taylor, Bookkeeper, reported the financials and answered related questions.

Jana realized she had printed reports for the wrong year and chose not to pass them out for the meeting.

Willa Rogers asked where the copies of the financial reports are for the homeowners. Jana apologized, and explained that she had been out of state on a family emergency, and in a hurry printed out the incorrect year. Willa stated she wanted to see the reports. Jana offered to hand out the reports she brought to the meeting but, emphasized they are not for the correct year. Copies were passed out to all attendees. Ms. Taylor apologized again and offered to stay after the meeting for anyone who would like to review the books. No comments were made concerning staying to review the books.

**Delinquent Accounts- lawn care will be suspended until current**

If homeowner is not current on their HOA dues, their yard will not be mowed until current.

**Lawn Service**

GreenScapes Landscaping has been selected to maintain The Ridge lawns for the 2012 thru 2015 mowing seasons.

**Projects completed 2011/2012**

Janet thanked all the homeowners for their desire to make our community a better place.

We appreciate the hard work toward improving homes within the Ridge community (i.e. siding, painting, installing new windows, sprucing up planting beds, new fencing, etc.)

**Front Perimeter Fence, Sign and Irrigation System**

- front entrance sign refurbished and painted
- new lighting installed on the sign
- front perimeter fence repaired and painted
- irrigation system installed

**Front Entrance Planting Beds**

- Replaced dead Horstman Cedar
- Planted flowers for color

**The Ridge Neighborhood Spring Clean-Up**

- Clean up accomplished throughout the Ridge, which consisted of trimming hedges and small trees in homeowners planting beds, and any trees growing under foundations.

- Cut down low hanging limbs down by the lake so grass could grow

### **Proposed Future Projects**

- Install message board by the mailboxes
  - Steve Frakes volunteered to donate a message board to the Ridge
- Refurbish the tennis court
  - Requested a couple bids and they ranged from \$18,000 to \$21,000
    - Rubberized surface, fencing, repair damaged net pole, and purchasing a new net
    - Due to the high costs of the tennis court repairs, it was decided to only repair net pole and purchase a new net at this time.
- Install additional irrigation systems in other common areas throughout the ridge, so we can plant add'l trees and install add'l planting beds

### **Election of the 2012/2013 Board of Directors/Architectural Committee**

Requested that all homeowners vote for the 2012/2013 Board of Directors and Architectural Committee Members.

- Homeowners rec'd a copy of the ballot as they signed in with current Board members listed
- Janet asked if there were any other homeowners that wanted to be added to the ballot
  - Ron Colbert wanted his name added to the ballot
- Janet requested everyone make their selections on the ballot and return ballots to Jana and Julie for tallying

Regarding the Board of Directors elections, Suzy (D&S) declined to utilize her right to vote via proxy. Rogers and Colbert declined their right to vote for Board of Directors by writing on their ballots no votes until audit is complete. The Board did not agree to reconvene the annual meeting for any reason and proceeded with the voting process.

### **Discussions/Questions**

- The floor was opened for questions/discussion
- Willa Rogers stated "she and Colbert wanted a professional audit of the books. Steve Frakes (homeowner/previous auditor for Kerr McGee) stated he and homeowner, Debbie Ragsdale had already reviewed the 2010/2011 Ridge financials and found no discrepancies. Rogers stated "they are not professionals and we want a professional audit."
  - Board agreed to contact a CPA to find out the cost to do the audit. Motion made by Barbara Booth and seconded by Cindee Criswell to check on the cost of having the Ridge financials audited/reviewed by a professional.
  - Ron Colbert then suggested he could audit the books for free. One of the Board members stated to Colbert, "you and Rogers want a 'professional audit' and that is what we are going to check on."

### **Announcement of Board of Directors and Architectural Committee Members**

Julie Glenn announced the 2012 Board of Directors/Architectural Committee

- Barbara Booth, Chester Buchanan, Cindee Criswell, Don Brant, Janet Herron, Julie Glenn, Mel Herron and Penni Jacobs

Since, there was no other business to come before the Ridge at Shadowlake Homeowners, the meeting was adjourned at approximately 8:00 p.m.

The Board stayed behind after the meeting was adjourned in case a homeowner wanted to review The Ridge financials. No homeowner opted to stay after the meeting to review financials.

Respectfully submitted,

Barbara Booth, Secretary  
Board of Directors  
The Ridge @ Shadowlake HOA