

The Ridge at Shadowlake Homeowners' Association
2200 Shadowview Drive
Oklahoma City, OK 73159

Annual Meeting Minutes
January 14, 2010

The annual meeting of the Homeowners of The Ridge at Shadowlake Homeowners Association was held at the Southern Oaks Library, 6900 S. Walker (631-4468), on January 14, 2010, commencing at 6:30 pm, pursuant to written notice.

Attendance

There were approx. 18 Homeowners present at the homeowners meeting.

Call to Order

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

Introductions

All parties present introduced themselves.

- New Homeowners
 - i.e., Valere Hull, Shadowview Drive

Janet expressed her appreciation to the 2009 Board/Architectural Committee members for their dedication and contributions in making it a successful year.

Topics Discussed

Financial Report

Jana Taylor, Treasurer, presented the financial report.

Delinquent Accounts

As previously agreed, all homeowners in arrears of more than 90 days are turned over to our Attorney.

Pool

Due to the Ridge HOA not being able to afford the continual upgrades mandated by the Health Department, to stay within code and also not being able to afford all other Ridge expenses, the Ridge HOA/Board voted to close the Ridge pool.

- All Ridge Homeowners were mailed a letter/ballot to either keep the pool open or close the pool
 - Of the homeowners that were eligible to vote and that voted, the majority voted to close the pool.
 - Due to causing undue financial hardship to the Ridge HOA, the HOA Board voted to close the pool
 - The Board voted to hire M&M Wrecking to demo the Ridge pool.
- **Action Items**
 - Notify homeowners not present at the meeting of the Ridge pool closing
 - Before M&M can start DEMO the following have to be accomplished:
 - Sign Contract with M&M Wrecking and set up demo date

- Call utilities (Gas, Electric, City of OKC, AT&T) and request disconnect for DEMO
 - They will cut/cap below ground and fax verification to M&M wrecking that utilities have completed their portion and now ready for excavation
 - M&M will call to get all permits and arrange inspections
- Iron Fencing- The Ridge Board had previously voted and agreed to allow Mel and Janet Herron to obtain the iron fence from around the Ridge pool. The Herron's will pay M&M Wrecking \$500.00 to cut down the fence with a torch and haul to their home, instead of the fence being torn down with a backhoe and thrown in the dumpster.
 - Mel decided to also get the homeowners approval for the Herron's to pay M&M Wrecking \$500.00 to have the iron fencing removed from the pool area the day of pool demo.
 - Mel asked for all homeowners in agreement to please raise their hand. All but one homeowner raised their hand. Majority voted and agreed. Don Brant and Tim Flynn may take the rest of the fencing.
- Sod
 - Call JRs Sod – 691-5970
 - Request estimate and set up delivery date
- Iron furniture – Table, 4 chairs, 4 rolling lounge chairs
 - Suggestions included:
 - Sell on EBAY
 - Sell on Craig's List
 - Homeowners that pay their dues a year in advance will be eligible for the drawing of the iron furniture
 - Have an auction

Front Entrance Beautification Project

- GreenScapes should be able to lay sod and plant blue grass in the spring of 2010
- Goal is to install an irrigation system in the front entrance once the Ridge has the funds

Front Perimeter Fence and Sign

- Rec'd Estimates
 - Loftis Masonry
 - Fence Masters
 - Replace sign with new lighting
 - Estimate on replacing/repairing the front perimeter fence

The Ridge Newsletter

- Thank you to Steve Frakes in *The Ridge Newsletter* for his contribution to the front entrance beautification project.
- Thank you to GreenScapes in *The Ridge Newsletter* for their exceptional design of the Ridge front entrance
- Once the Ridge has the funds, the Board will address completing the front entrance projects

Lawn Service

GreenScapes Landscaping has been selected to maintain the Ridge lawns for 2010

- **Action Items**

- A sign will be posted on the mailboxes with lawn service information, first mowing date and a reminder to homeowners/residents to remove all obstacles from their yards prior to mowing day.
- Start lawn maintenance contract payments once the Ridge account has enough funds to pay for the pool project and the lawn maintenance.

Election of Board/Architectural Committee

Janet made the motion to start the election process for the Board of Directors and Architectural committee.

- Ballots were passed out to homeowners
- Janet requested everyone make their selections on the ballot and return their ballots to Jana Taylor for tallying
- Janet announced the 2010 Board of Directors/Architectural Committee as follows:
 - Barbara Booth, Chester Buchanan, Cindee Criswell, Don Brant, Janet Herron, , Mel Herron, Stan Shook, Willa Rogers,

Janet Herron opened the floor for questions/discussion.

Since there was no other business to come before the Ridge at Shadowlake Homeowners, the meeting was adjourned at approximately 7:45 p.m, January 14, 2010.

Respectfully submitted,

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