

EASTWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
MARCH 16, 2009

The March Eastwood Community Association (ECA) Board of Director's meeting was held in the home of Dale Fredericksen. Board members present were Darrel Crosby, Wayne Koc, Dale Fredericksen, David Knowles, Royce Smith, Roger Rensvold, Sarah Planer, and Linda McKelvey. Others attending were Ray Payn, Marilyn Ramsey, and Mona Mason. The meeting was called to order by President Dale Fredericksen at 7:00 PM.

REVIEW AND APPROVAL OF MINUTES FROM FEBRUARY 2009. Motion by David Knowles to approve as written; 2d by Royce Smith.

Committee Reports:

- a. Financial report distributed to all board members present, and reviewed. Mona pointed out our end of Feb balance is just over \$71,000. Our tax preparation fees were \$295, same as last year. We have \$11,700 in past due dues. Letters will be mailed April 1 to the delinquent homeowners, and collection procedures will be initiated on May 1st. Motion made to accept by Royce Smith, and 2d by Roger Rensvold.
- b. Review of existing insurance policies: postponed due to absence of Cliff Haltom

Crime Statistics Update:

- a. Joel Warner introduced our neighborhood's new community action officer, Tommy Lantz. Officer Lantz gave a report of police calls, etc., from the last several months, to include a bomb call near the pond. Police responded to which no bomb was found. We all were reminded to report anything of a suspicious nature to the police. We need to be our own "walking patrol." The board discussed the necessity of the policemen coming to each meeting, and it was decided that we have an update quarterly from the officers, unless a significant incident needs to be addressed.
- b. Cammy Cartmill requested an updated list of our board members.
- c. Royce advised the policemen that drivers routinely roll through or don't stop/slow at all at the intersection of Goldsmith and Chaucer Crescent. Many traffic offenders are residents.

Grounds/Common Areas:

- a. The board welcomed Mr John Turner of Ponds Rx. Mr Turner presented information on the upkeep of our ponds, how to make them work as a part of our eco system; if and when we want to add fish to the ponds, etc. Mr Turner provides service twice a month (from April thru November (or the first freeze). He will knock out algae, keep cat tails under control, as well as other vegetation growth. A copy of his contract was left for each board member. His fee is \$319 per month for the 7-month period. The board discussed our goals for the ponds, and accepted a motion by Wayne Koc to accept the

contract; motion 2d by Sarah Planer. Roger will follow up with the contractor.

- b. Dead Tree Hauling. We recently had a situation where a homeowner asked permission to remove some dead trees in the greenbelt area, and asked what he should do when he finished with the cuttings. He was advised to haul the cuttings to the end of a pathway (Elizabeth/Canterbury), and “that’s all he’d need to do.” Because there appeared to be a miscommunication of “who would haul away the debris,” the board accepted the responsibility of calling the City of Midwest City to haul the debris and paid the city \$35.00. After discussion, the board decided we need guidelines to outline the ECA’s responsibility for the debris cleanup, to include a release of liability from the homeowner to cut down the trees. Roger will draft a new approval/disapproval for the action. Motion was made by Sarah Planer to accept; 2d by Darrel.
- c. To continue with the Keep Oklahoma Beautiful “Great American Cleanup campaign, we selected April 18 to walk and clean up the pathways. Bags will be provided to collect the trash. Meet at the tennis courts at 9:30.

Architectural Committee:

- a. Roger presented some information provided by All Bolt Electric for timers on the trail lights to not run more than \$250, complete. The trail lights will be on a timer to run from dusk to dawn. The electricity dollars saved will eventually exceed the cost of the lights and installation. Motion made by Roger to accept the bid; 2d by David.
- b. Ray Payn presented the situation of the different roof on the new home on Canterbury being built by Avalon Homes. The roof is not in compliance with the association’s roof guidelines, as the shape and color are different. The developer sits down and meets with each new builder and home owner as necessary to review Eastwood building regulations; house plans, etc. Roger interjected that the builder had approached him for approval of these shingles. One shingle was given to Roger to look at and approve. The shingle was compared to other shingles in the neighborhood, and by looking at the one shingle, it appeared to be in compliance. Approval of the shingles was given by the architectural committee. However, after installation, it is apparent the roof shingles are much different than what is acceptable for the neighborhood. Much discussion was heard, and the board decided to bring back a previous checklist that was used for new builders, ensuring the builder and homeowner are completely aware of the guidelines and consistency requirements to include color, shape, etc. David suggested we add a “variance” clause. Roger continued to plead his case that the architectural guidelines do not need revising. The board voted to leave the wording as it is in the current guidelines.

Pool:

Jim Drennan plans to drain the pool in April, and call Cardinal Pools for replacement of the drain covers. Additionally, David presented information about the purchased and installation of umbrellas/shade areas at the pool. David had some brochures, but no prices. The item was tabled until next month’s meeting when prices, and more information can be presented.

Tennis Court/Playground:

The mulched area has been turned over to “refresh” the area.

Web Page/Email List:

No change reported by Darrel. He asked for a flyer and info be forwarded to him for upcoming events, etc., so he can email it to the homeowners with email capability.

New Business:

- a. Council of Presidents Event at Rose State: Dale and Wayne plan to attend the event on April 25th.
- b. Midwest City Trails Project: discussed and motion accepted by David to participate in the event; 2d by Roger

Other items:

- a. Truck parked on street on Dover. The homeowner has been approached with the complaint of the truck being parked on the street, and has been asked by the association to park the truck in his driveway. The situation has been discussed with the homeowner on more than one occasion, and Roger presented a motion to continue to pursue the issue for correction; 2d by Royce.
- b. Garage Sale date: 1-2 May. More information forthcoming.

No further business, the meeting was adjourned. Next regular board meeting is April 20 at the Fredericksen’s at 7:00 PM.

Respectfully submitted,
Linda McKelvey
Secretary

Approved

Dale Fredericksen, President
Eastwood Community Association