

WASHINGTON LANE HOMEOWNERS ASSOCIATION
[DECLARANT/DEVELOPER'S] ANNUAL MEETING
February 23, 2023

Minutes of the WLHOA Meeting of existing Phases I through VIII, Washington Lane, Broken Arrow, OK, held at the Broken Arrow Library on Broadway at 6pm on the 23rd of February 2023:

I. CALL TO ORDER

II. ROLL CALL OF OFFICERS

Sign in of homeowners; meeting began at 6:15 p.m.

Present: Dave Cocolin, Developer and his secretary, Jennifer Kelley

Absent: Eric Anderson, Mike Estus (Trustee or Directors)

Also Present: Kenneth Schwab, Assistant City Manager

Approximately 85 Homeowners from Phases I-VIII as well as ____ Proxy Statements

III. VOTE OF NEW HOA BOARD

Motion by Bob Keefover, seconded by Homeowners, Motion Carried at 6:30 p.m.

Voted in Kimberly Dryden, Amber Warren Hamilton, Leslie Davis, Greg Dodds, Yolanda Martin, and the motions were seconded. All voted in were accepted as our new board.

Invitation was announced for any interested homeowners to participate.

IV. FINANCIAL REPORT

Dave Cocolin reviewed his 2022/23 budget report handout at 6:15 p.m. for 5 minutes then asked for questions.

A. Total assets \$0

B. Bank Balance \$63,970.63 (combined Ph I-VIII) per Jennifer, verbally.

C. Reserves \$0

D. Delinquencies (\$45,141.12) per handout. Dave had estimated between \$40-\$50,000

E. Liens: Dave estimated there were approximately \$15,000 in unfilled liens as of March 15, 2023. Actual is \$15,960 per handout.

V. MANAGERS REPORT

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS/NOTES

Dave: Only thing done in 2022 were two entrances [what about park fence?]

Q: Late fee, where is that policy; it's not in covenants. Dave: Covenants do allow for fees. Annual dues are due Dec 31; but there must be a cutoff. Jen: On Jan 31 late fees are assessed.

Q: What about the Collection Fee? Dave: Collection Fee goes to HOA.

Q: If you file lien (\$24 per lien), does it also go to HOA? Jen: Yes it does, total of \$75 covers filing and release. Liens are filed March 15th.

Dave: Here is the development process: Developer pays for all neighborhood items that goes in but once it is done then Dev puts all green areas in, then Dev deeds it over to HOA. I put in everything in the park except a previous homeowner built the gazebo.

Leslie: Suggested filing unpaid HOA dues through Small Claims Court. Dave: I once filed 11 Small Claims but it didn't work out. Leslie: But you can garnish wages. Dave: I will look into that. Leslie: It will increase cash flow; foreclosures will cost money. I spoke with Senator Nathan Dahm and Representative Kevin Hearn whom are both working on HOA reforms to provide tools to collect HOA dues; they suggested utilizing Small Claims in lieu of Liens.

Dave: I will look into that more.

Leslie: I believe BA requires mandatory HOA's now or you cannot build. Dave: Agreed.

Ken Schwab: WL I-VIII does not require all one HOA anymore. Each phase can have its own HOA. Back in 2003 when Dave began WL phases, it may have been different but now it is a choice; i.e. Battle Creek and Cedar Ridge have several HOA's, Forest Ridge has one HOA but now are creating several individual HOA's. Amber: Dave's email states that Broken Arrow wouldn't let him separate our Phase HOA's. Dave: It was that way back then when dues was \$120 per year for Phase I. Over the years it changed to \$230 now. All the common areas are shared, there is a pocket park in Phase VIII, a pond, walking trail. There will be less costs once everyone contributes [HOA dues].

Amber: We would like to vote in Phase VI to Phases I-V. Kim: In 2014, the vote was no to add in VI, VII, VIII. But now we are ready to add in VI since we share an entrance, electrical, etc.

Dave: Covenants state that Declarant keeps the HOA until the last lot is sold. Q: Do you own any more lots? Dave: No. Q: That is why we are here: we want to govern ourselves, Phases I through VI.

Q: Regarding the shortage due to non-collection of HOA dues, if you are not willing to [make more effort to] collect them then why are we [responsible for that amount]?

Q: On the costs to redo both entrances, why were they even redone? Dave: A meeting like this changed the color of the crepe myrtles [someone else asked why it cost \$10k to change them from red to white]. All: I never heard of that meeting or vote.

Q: Why are we paying for someone's cell phone on budget? Dave: When we were Paradigm, I made the decision to pay for the cell phone.

Q: Who does our landscaping? Dave: Three Oaks Landscaping All: Why aren't the invoices detailed so we can see what work they complete? Should be bids on all work completed.

Dave: I can turn over Phases I through VI if this is what you really want.

Leslie: If you did this, how would the finances work out? Were there audits completed on the books as defined in our Bylaws? Dave: No.

Q: What will happen to Phase VII and VIII paid dues? Dave: We can figure all that out.

Leslie: If you are going to turn over the HOA, our concern is if there are any lawsuits we would be responsible. Do you have a contract with Jennifer? Dave: No. Leslie: We want an audit. Dave: When we were discussing turnover in 2014, we did have Financials Audited. All: Lots of discussion about budget costs, lack of detailed invoices, homeowners not voting on expenditures, amount due developer, etc.

Leslie: So can we agree that we call it even as we take over Washington Lane Phases I through VI? Dave: No, due to the \$30,000 in arrears. Q: But if you didn't actively collect the unpaid HOA dues, why do we have to pay it? Kim: Every HOA has to budget for "Doubtful Accounts" and that has to be accounted for. Leslie: Where was the backup plan, Dave? When would you have been ready to turn over the HOA to homeowners? Dave: When the budget became solvent.

Q: How much money do we have in the bank? Dave looked over at Jen who replied:

\$63,970.63 in the account today. Some funds are collected dues from Phases VII and VIII.

Q: Will there be a period of time to allow Phases VII and VIII to know what's coming? Dave: Yes.

Howard: Many of us do not know all the HOA history; I propose we start from now, and stop discussing the history.

Bob: Let's vote to add in Phase VI to Phases I through V; [received all ayes with no nays].

Bob: Let's vote to vote on Homeowner Board members; [received all ayes with no nays].

Kim: There is still a strip of land west of our 91st St entrance up to the horse farm that is still deeded to The Armory that needs to be changed to the WLHOA. Dave: Really? Jen: Yes and we will get that updated.

Q: Discussion on Phase VIII: How much land and how many homes/what sizes? Dave: Approximately four acres, 21 houses, each ranging 1800-2000 sq ft each. Plans are not completed. Anyone can go to the City of Broken Arrow to advise if you do not want those small homes.

Dave: Regarding HOA turnover, it is all yours on March 31. We must separate utilities, insurance, HOA dues, etc.

Q: Who do we pay dues to today? Dave: Should still go to Declarant until March 31.

VIII. NEXT MEETING DATES

The next Planning meeting is scheduled for Tuesday February 28 at 630pm.

The next Board Meeting is scheduled for Thursday March 2 at 630pm.

The board meeting adjourned at 7:45 p.m.

These minutes were approved by the newly voted Board of Directors.

Created by:

Sammye Dodds/Yolanda Martin, Interim and Co-Secretary

February 28, 2023