

**Washington Lane HOA  
Board Only Via Text  
August 1, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held Via Text Called by Amber.

I. **CALL TO ORDER** Amber Hamltion: Vice President

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 1:47pm

\* Present: Kim Dryden, Greg Dodds, Yolanda Martin, Leslie Davis, Amber Hamilton

Present: ACC: Absent:

Present: Landscape Committee:

Present: AD Hoc:

III. **Objective: Professional for Website...Sammye filed for motion for Bounce House in park....**

IV. **FINANCIAL REPORT:**

V. **BOARD AND COMMITTEE VOTE:**

A. *Motion to approval*

B. *Voted-yes: The vote was in favor of a professional 4 to 1. 6:04pm.*

C. *Voted-yes: The vote was you unanimously 5 to 5. 6:08pm*

A. Amber called a motion via text...To use a professional for the website. Based on the June 14, 2023 Vote by the Board of Directors that the website will be worked on by Kim and Yolanda and completed by July 31. Amber notified Kim via text request the log for the website. Kim stated that she will be taking an extension. Amber reminded Kim that this is not in comply of the vote and suggested that another voted was in order. Amber processed to presented the vote via text Kim suggested that the issues be table at the next meeting. The Board member came back with a vote a professional therefore suppressing the suggestions to table.

B. Sammye called a motion via text...For a the Bounce House in the park. Sammye stated that she has spoken to "Paige" to determine any liability and was determine the HOA is not liability. The company and the Bounce is liable and the neighbor's renting the bounce house. The Board voted yes unanimously to allow Bounce Houses.

**NEXT MEETING DATE**

The next Board meeting is scheduled for *August 7, 2023 at 6:30pm.*

The board meeting adjourned at xxxx.

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Yolanda Martin, Secretary

August 1st, 2023

**Washington Lane HOA  
Board Only Via Text  
August 4, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held Via Text Called by Amber.

I. **CALL TO ORDER** Amber Hamltion: Vice President

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 10:11 am

Present: Kim Dryden, Greg Dodds, Yolanda Martin, Leslie Davis, Amber Hamilton

Present: ACC: Absent:

Present: Landscape Committee:

Present: AD Hoc:

III. **Objective: Create a sweeper account....**

IV. **FINANCIAL REPORT:**

V. **BOARD AND COMMITTEE VOTE:**

A. *Motion to approval*

B. *Voted-yes: sweeper account...4 to 1*

A. Amber called a motion via text...A second account open "sweeper" for extra security. The secondary account will be connected to the website the for deposit only and that money will be transit to the main account daily by the treasure. The purpose of this account is in case this account gets hacked the main account still maintain its funds. The Board voted yes: 4 to 1... Kim suggestion was to table. At this time Kim called for a special meeting for August 7, 2023 at Kim's residents 2509 S 17th St, Broken Arrow, OK 74012

**NEXT MEETING DATE**

The next Board meeting is scheduled for *August 7, 2023 at 6:30pm.*

The board meeting adjourned at xxxx.

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Yolanda Martin, Secretary

August 4th, 2023

**Washington Lane HOA  
Board Meeting Via Text  
August 6, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, Via Text at 1:31pm on the 6th of August, 2023.

I. **CALL TO ORDER** Kim Dryden: President

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 1:31pm

Present: Kim Dryden, Greg Dodds, Yolanda Martin, Leslie Davis, Amber Hamilton

Present: ACC:

Present: Landscape Committee:

Present: AD Hoc:

III. **Objective: Special Meeting August 6, 2023....**

A. Kim sent a text to the Board stating: "Kim indicated it was her desire to cancel because she could not attend." Amber reached out to the rest of the Board members. The Board is in agreement to continue with August 6, 2023 meeting. The meeting will be held at Greg's resident, 2501 S 15th Pl, Broken Arrow, Ok 74012.

**NEXT MEETING DATE**

The next Board meeting is scheduled for *August 7, 2023 at 6:30pm.*

The board meeting adjourned at xxxx.

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Yolanda Martin, Secretary

August 6th, 2023

**Tabled for Future Discussion:**

1.

**Washington Lane HOA  
Board Special Meeting  
August 7th, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the home of Greg Dodds, 2510 S 15th PL., at 6:30pm on the 7th of August, 2023.

I. **CALL TO ORDER** Amber Hamltion: Vice President

II. **ROLL CALL OF OFFICERS**

Roll call of officers at

Present: Greg Dodds, Yolanda Martin, Leslie Davis, Amber Hamilton, Absent: Kim Dryden

Present: ACC:

Present: Landscape Committee:

Present: AD Hoc:

III. **Objective:** To discuss Kim Dryden refusal to comply with the Board Vote.

A. Board was called to order by Amber Hamltion to discuss Kim Dryden's refusal to comply with the Bylaws of the HOA. A vote was called to order by Amber Hamilton for the removal of Kim Dryden as President of the Washington Lane Phases I-VI. The vote was unanimous 4 to 4 which is in compliance of the Bylaws (Section 8.5) The Board agrees that Amber and Yolanda will go to Bank of America on August 8, 2023 to remove Kim Dryden and Leslie Davis "treasurer" from the Washington Lane Phases I-VI banking account in order to keep the account secure through the transition. Leslie Davis will be added back on the Washington Lane Phases I-VI account at a latter date. Amber Hamltion and Yolanda Martin will also request that the current Debit card the the account be canceled. New debit card sent to the Washington Lane P.O Box. 140281, Broken Arrow, Ok 74012. They will also redirect the emails for banking info.

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for *August 11th, 2023 at 6:30pm.*

The board meeting adjourned at 7:22pm.

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Yolanda Martin, Secretary

August 7th, 2023

**Tabled for Future Discussion:**

1.

**Washington Lane HOA  
Board Meeting Via Text  
August 11, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, Via Text at 4:10pm on the 11th of August, 2023.

I. **CALL TO ORDER** Amber Hamilton: President

II. **ROLL CALL OF OFFICERS**

Roll call of officers at 4:10pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis,

Present: ACC:

Present: Landscape Committee:

Present: AD Hoc:

III. **Objective:** Lynn Lane Sprinkler System repair...

IV. **BOARD VOTE:**

A. **Voted yes: Replace Lynn Lane Sprinkler System Control Panels.**

B. **Voted yes: Repair Lynn Lane Sprinkler Leak.**

A. Amber Hamilton sent text to the Board stating "If the board is ok to approve moving forward with repairing Lynn Lane sprinkler system control panels for \$700. Living Waters tried to find cheaper ones and were unsuccessful. This does not include the repair of the current leak. They will put in the panel and the sprinklers should all work if you are all on board today." Amber sent a updated text at 4:28pm stating that "the leak was found and it will be additional \$60. Does the Board approve this repair? Which will make the total cost \$760." **Board unanimously voted YES.**

**NEXT MEETING DATE**

The next Board meeting is scheduled for xxxx.

The board meeting adjourned at xxxx.

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Yolanda Martin, Secretary

August 11th, 2023

**Tabled for Future Discussion:**

1.

**Washington Lane HOA  
Board Only Meeting  
Aug 21<sup>st</sup> , 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the home of Amber Hamilton, at 6:30pm on the 21<sup>st</sup> of August 2023.

- I. **CALL TO ORDER** Amber Hamilton: President
  
- II. **ROLL CALL OF OFFICERS**  
Roll call of officers at 6:42pm  
Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield
  
- III. **Objective:** Vote In New Member at Large, Agree on Management Company, Discuss Project Updates: Collections Efforts ACC Updates, Website Update-things to discuss with attorney. Welcome Committee letter, continue fencing discussion.

**Board Votes**

- Yes - John Newfield - Member at Larger
- Yes - Sammie refund PO BOX
- Yes - Yolanda paper and link
- Yes - Robson Management
- Yes - Gift cards from Amazon \$15 -\$20

- Why did we pay \$714.70 when she told us \$240? Is asking Leslie to correct minutes admission of guilt?
- Add gifts card to Welcome Letter.

**Next Meeting Date**

The next Board meeting is scheduled for xxxx.

The board meeting adjourned at xxxx.

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Yolanda Martin.

August 21, 2023

**Washington Lane HOA  
Board and Committee  
September 18, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Yolanda Martin, at 6:15pm on the 18th of September 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present:

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield, Cindy Wallace, Dave Simple, Alan Hyatt,

Robson: Katie Reed

**III. Objective: Robson Management - Portal, Payment, Government Doc, ACC App, Email Katie. Calendar Events. E-Blast send out.**

- IV. How do you get the renter information? We have a process to go through to get that information. Monthly list will be sent out on the residents. Will receive a monthly packet of information violation are reported who owe how many. Meeting mins are not residence will also received detail packet. Meeting mins: Here topic, Here the motion will not be detail. There are other option for the liens. Proxy for the annual meeting information goes out the proxy will go out.

**ACC**

Board and ACC will get a email of the application. Katie will call home owner. How would you deal with application that are not cut and dry? We will take to the board about it. Any application that is with in guidelines.

Solar Panels application - yes

Playhouse - Green done work paint another color

Fence - Refer to covenants.

Portal will be up.in running Nov 1, 2023. Welcoming letters, Intro letters, mail - Email - Blast amount.

Banking: Operating expresses Budgets.

South Sates Bank understand HOA Business. Better Inter Rates. The Bank and the software talks.

Livingwater - control Lynn Lane they will replace Dave Z will check the flowers.

91st needs to be replace - Sharon "pansy"

Empire fence - Last communication is March. Take a vote via text to glue the fence. Will void the warranty. Empire will call Amber back on Wed.

**V. BOARD AND COMMITTEE VOTE:**

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 8:00pm

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Yolanda Martin, Secretary

September 18th, 2023

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Amber Hamilton, President

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Greg Dodds, Vice President

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Leslie Davis, Treasure

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John Newfield, Member at Large

**Washington Lane HOA  
Board Via Text Vote  
September 19, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 12: 35pm on the 19th of September 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 12:35 pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

- III. Objective:** Vote presented to the Board in regarding having Robson Management hire an attorney. To send Kim Dryden an Cease and Desist letter regarding the login for the website. Katie informed Amber that the attorney would like a \$1,500 retainer fee. Board refused the \$1,500. Katie also informed Amber that the attorney has already sent a letter to Kim Dryden. Katie stated that she did not authorized any letters being sent. Katie also states that attorney has never do that in the past. Board has not been billed anything as of November 29, 2023 regarding this matter.

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 10:00am

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Yolanda Martin, Secretary

November 29th, 2023

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**Amber Hamilton, President**

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**Greg Dodds, Vice President**

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**Leslie Davis, Treasure**

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**John Newfield, Member at Large**

agenda

Washington Lane HOA  
Board Via Text Vote  
September 29, 2023

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 1:23pm on the 29th of September 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 1:23 pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

- III. Objective:** Vote presented to the Board to replace breaker freeze protection cover for Delmar. Cost will be \$27.95 plus tax two will need to be purchase which will bring the total to \$60.60 plus tax.

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 10:00am

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Yolanda Martin, Secretary

November 29th, 2023

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Amber Hamilton, President

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**Greg Dodds, Vice President**

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**Leslie Davis, Treasure**

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**John Newfield, Member at Large**

**agenda**

**Washington Lane HOA  
Board Via Text Vote  
September 30, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 3:18pm on the 30th of September 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 3:18 pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

**III. Objective: Vote presented to the Board that crews needed to be replaced on the swings. A volunteer is going to do the job. The volunteer researched certain screws properly greased will not wear quickly. Repair will cost \$80.00**

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 10:00am

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Yolanda Martin, Secretary

November 29th, 2023

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Amber Hamilton, President

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**Greg Dodds, Vice President**

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**Leslie Davis, Treasure**

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**John Newfield, Member at Large**

**agenda**

**Washington Lane HOA  
Board Via Text Vote  
October 30, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 2:24pm on the 30th of October 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 2:24 pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

**III. Objective: Garage Sale signs, Reimbursing for zip tie and posts for Lynn Lane entrance. Will reimbursing once volunteer submit receipt.**

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 2:24pm.

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Yolanda Martin, Secretary

October 25, 2023

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Amber Hamilton, President

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Greg Dodds, Vice President

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Leslie Davis, Treasure

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John Newfield, Member at Large

agenda

**Washington Lane HOA  
Board Via Text Vote  
November 28, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 5:44pm on the 28th of November 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 5:44 pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

**III. Objective: Christmas Purchase lights for entrances**

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 5:44pm.

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Yolanda Martin, Secretary

November 28, 2023

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Amber Hamilton, President

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**Greg Dodds, Vice President**

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**Leslie Davis, Treasure**

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**John Newfield, Member at Large**

**agenda**

**Washington Lane HOA  
Board Via Text Vote  
December 5, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 2:13pm on the 5th of December 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present: 2:13pm

Present: Amber Hamilton, Greg Dodds, Yolanda Martin, Leslie Davis, John Newfield

**III. Objective: Change Due's to January.**

**V. BOARD AND COMMITTEE VOTE:**

*A. Voted - The vote was you unanimously 5 to 5*

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 2:13pm.

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Yolanda Martin, Secretary

December 5, 2023

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Amber Hamilton, President

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**Greg Dodds, Vice President**

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**Leslie Davis, Treasure**

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**John Newfield, Member at Large**

**agenda**

**Washington Lane HOA  
Board Only Meeting  
December 13, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the, Amber Hamilton, at 6:02pm on the 13th of December 2023.

**CALL TO ORDER** Amber Hamilton: President

**II. ROLL CALL OF OFFICERS**

Amber Hamilton present:

Present: Amber Hamilton, Yolanda Martin, Leslie Davis, John Newfield,  
Greg Dodds

**III. Objective:**

**Attorney \$450 - \$500 to rewriting the Bylaw and Covenants. Contact City about Walking Trails, Call insurance about fence just around playground.**

- Amber will meet with attorney about rewriting the Bylaw and Covenants. **Per Amber each section has to vote and it has to be 50% of each section in agreement. This will be put off to a later day.**
  - Calling the about City to see if the Walking trails belong to the neighborhood. **Walking trails belongs to the neighborhood. Per Amber**
- Yolanda will ask: Paige if we could put a fence around the playground. **Paige stated that the insurance will cover the HOA just having the fence around the playground. The fence doesn't have to be around the entire park.**

**V. BOARD VOTE:**

***Vote for reflective paint. Ask Dave to do the work.***

**VI. ACC BUSINESS:**

**NEXT MEETING DATE**

The next Board and Committee meeting is scheduled for XXXX

The board meeting adjourned at 7:00pm

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Yolanda Martin, Secretary

December 14, 2023

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Amber Hamilton, President

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Greg Dodds, Vice President

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Leslie Davis, Treasure

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John Newfield, Member at Large

agenda