

**Washington Lane HOA Phases I-VI
Board Meeting Minutes
July 15, 2025**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held at the at the home of Kim Dryden, 2509 S. 17th Street, the meeting was held at 6:00pm on July 15, 2025.

CALL TO ORDER: 6:20pm by Kendal Coats, President

Present: Kendal Coats-President, Helen Smith-Secretary (via phone), Kim Dryden-Treasurer. **Absent:** Andrea Caldwell, VP

I. Board Meeting Minutes:

- A.** 06/24/25 Board meeting minutes were reviewed, minor changes were made and approved.

II. FINANCIAL REPORT:

- A. Filing Liens** – Scott emailed that he had filed liens but not received them back from Tulsa County Clerk.
-Foreclosed property, **Acct# 020408**, - **6/24**, No update. **7/15**, Awaiting HOA Attorney response, have left voice mail and sent email.
-**Acct# 060150** was sold/retitled 3/14/25, without a closing letter. 5/28, Scott will hold this lien and write a demand letter instead. **6/24**, No Update. **7/15**, Awaiting HOA Attorney response, have left voice mail and sent email.
-Scott is in the process of providing a detailed bill to us, breaking charges for the foreclosed property separately as those charges are reimbursable in the foreclosure action. **6/24**, No Update. **7/15**, No update.
- B. Title Co Checks** - \$400.00 was deposited 07/11/25, there is still one outstanding from a March closing, 6/23, Kim emailed Titan Title asking for payment. An additional request was submitted this week for Acct #040112 There is a \$55 balance for an attorney lien letter fee, however their payment crossed with the lien list sent to the attorney, the Board voted unanimously in favor of waiving the \$55 attorney lien fee.
- C. Website update**-The June check register has been balanced with the bank statement for June 2025, is everyone agreeable to posting them on the website. The Board reviewed and agreed unanimously to the posting of these items.
- D. HOA CD account** is coming due Aug 18th, 2025. - The Board would like to know the current rate options and whether a loan can be taken against the CD without penalty?

II. BOARD VOTE:

- A.** The Board voted unanimously to approve the June 24, 2025 Board Meeting Minutes.
- B.** The Board voted unanimously to approve payment to GreenGrass Lawn Care, in the amount of \$269.50.

III. ACC/Covenants:

A. ACC applications:

-**Account #010308:** Homeowner contacted Kendal, who gave verbal approval for a fence repair, homeowner to submit application. **7/15**, Kendal has the written application and will forward it to the Board.

B. Violation Letter Drafts:

-**Account 010122: House paint color violation letter** – Kim to send Kendal application and letter copies of what has transpired in the past on this matter. **4/30** No Update. **5/28** No Update. **6/24** Kendal will f/u. **7/15**, Kendal has drafted the letter and will email it to the Board.

C. New ACC/Covenant Violations reported, 1st notice letters to be sent:

- **Account 060150** Remove plastic tree with no leaves from the center of the front yard. **6/24, HOLD**-New Owner being contacted by HOA attorney for overdue HOA dues. **7/15**, Awaiting HOA Attorney response, have left voice mail and sent email.
- **Account 010114** – Grass 1 to 3 ft high, this is an Estate owned property. Kim has the attorney contact for the estate and will email them regarding the grass and edging with pictures.

D. Violation Letter Follow Up:

- **Account 020122 – 2nd notice** to be written and mailed, appliance remains on the front porch. **7/15**, Kim completed 2nd notice letter on 7/14/25 and mailed, violation correction to be completed by Aug, 15th.
- **Account 010319** – grass over 2 feet high, basketball goal laying on the ground next to the driveway, Christmas lights still up, 2 dead trees 1 in front, 1 in back – rental tenants being evicted. **7/15**, Kim emailed, cc via US mail to Investor owners at 2 different addresses, City of BA ordinances cited as well as Covenant violations.
- **Account 010323** – Previous pool installation approved, did not restore common area fencing of white vinyl spilt rail on Delmar. 6/24 Kim will send email reminder to complete by 7/31/25. **7/15, Kim sent email 07/08/25 to complete repairs by 7/31/25.**

IV. OLD BUSINESS:

- A. Southside Walking Path** – Kendal updated Scott Eudey with the last proposal (also sent to Scott via email prior to the meeting) from the asphalt paving company to correct the deficiencies in the south side walking path, which the Board found unacceptable. 5/28, Options of a response were discussed with Scott Eudey, Scott will write a letter in response to the asphalt company's proposal. **6/24**, No Update. **7/15**, Awaiting HOA Attorney response, have left voice mail and sent email.
- B. 91st St Fence Fences down due to windstorm damage:**
KMP Fence – has provided a quote to totally replace the white vinyl fence with wood pickets with a cap for \$42,672.00, in addition they quoted \$22,950.00 to re-stucco the 22 pillars and 2 entrance signs and repair the 2 leaning stucco pillars with new footings, etc. for a total of \$65,622.00.
-Brothers Masonry provided a quote in the amount of \$24,760 to re-stucco the 2 pillars and 2 entrance signs and replace/repair the 2 leaning stucco pillars. **7/15**, This project is tabled until funding is allocated.
- C. Mulch in the playground**-Kendal received a 2nd quote for \$1600, but that was just for the mulch and for delivery, not installation. The original quote from Gardner's was 450 to fill in low spots under play equipment. The Board agreed to have Gardner's Lawn Care to submit new proposal for \$600 and increase the amount of top mulch in addition to leveling low spots. **7/15**, no update Mark Gardner is out of the country the last 2 weeks.
- D. Removal of 2 dead trees and pruning large dead branches on 91st street trees, additionally 1 almost dead tree on the Southside walking trail will be removed and 3 others trimmed back to elevate low branches.**- Kendal received a second quote from Custom Tree Care & Landscaping in the amount of \$1980.00 which includes stump grinding of removed trees. The Board agreed unanimously to proceed with this contract once we have received their certificate of insurance and W-9 form. Kim will make contact for the paperwork. 7/15, after 2 emails and a phone call, the insurance certificate and W9 were received 7/12/25 via email to the Board, this project can now be scheduled.
- E. Seasonal Flowers in the Entrance Beds**– 91st looked bad due to excessive rain, we could give them a week in the heat and see if they perk up. They are drought tolerant flowers, they were not meant for all this rain. Do we want to replace them if they don't look better soon, Kim has extra flowers to donate. The Board approved \$50 to \$60 installation cost, if needed, we will see how they look in a week or two. **7/15**, the flowers appear to be doing ok, no further action needed.
- F. Cox Cable offering the HOA money** for 10 yrs of having their website link on our Facebook and our HOA website. This is a 9 page contract and will require review by an attorney before the Board decides on whether to commit to this. **6/24**, Kendal will send the contract to Scott Eudey for review. **7/15**, Awaiting HOA Attorney response, have left voice mail and sent email.
- G. Short Term Rental approval in HOAs** – Recent info received from Andrea:
HB2800 did NOT pass, if it had HOAs could not prevent short term rental or any use of property in an HOA community. HOA Board are advised to ensure they have amended the covenants to restrict "short-term

rentals." Sly investors are buying up properties in HOAs so they can use them as Airbnb to accommodate the new casino and amphitheater attendees who will be coming to BA. Be watchful of the house bills trying to push this! The Board agreed this needs to go to homeowners for a vote, we should probably ask HOA attorney for verbiage. Kendal also has a contact on the OK Realtors Assoc. that may be able to help with verbiage to close the loophole for VRBO's as well as corporate buyers. **7/15**, Kendal's contact did not have further information. The Board further discussed bringing this to the HOA Attorney for input and possibly bringing it forward to the HOA members for a vote.

- H. Welcome Letter package** emailed 5/31/25 for Board Approval – 2nd approval received 6/22/25. Kim to mail Welcome package to all homeowners who have closed since Dec 1st, 2024 and therefore did not receive the HOA assessment mailing that included updated HOA/Board contact and ACC info., etc. – **7/15** update, Welcome letters were mailed 6/30/25 and will be mailed automatically going forward once the new owner appears on the Tulsa County Website.

V. NEW BUSINESS:

- A. Sprinklers on 91st Street**-Greengrass Lawn Care, completed irrigation work on the 91st St. The Board agreed via text in advance to repair sprinkler head and replace the missing rain gauge. The Board voted to approve payment in the amount of \$269.50.
- B. Landscaping contract is due for renewal**, do we want to get bids or allow 2% or 3% increase? The Board agreed to have current contractor rebid and include trimming along fence line on southside of walking path in addition to weed eating to maintain all existing current asphalt paths.
- C. Account # 020311** Owner reported neighbor not maintaining retaining wall and fence between them. Owner is real estate investment company, Kim had previously given the owner the company's contact info, they did install a gutter which has helped the flooding in her yard but they were not agreeable to further fixing the retaining wall or the fence. Kim has asked her to email the HOA Board email with details of the issue and to attached pics. The Board agreed there is nothing in the covenants requiring them to have or maintain a retaining wall, the 2 owners will have to negotiate amongst themselves.
- D. Account # 010129** Owner has installed a new fence along Delmar without submitting an ACC application, the fence appears Very Dark Brown or Black, Kendal spoke to the owner who was not agreeable to submitting the required paperwork for ACC approval. Other violations include a red shed, 8 ft tall fence and concrete slab installed since 2023 per Google earth. Kendal will let Kim know if the shed shingles are in compliance or in violation of ACC covenants so that a letter can be drafted.
- E. Account #010318** Owner submitted an email with pictures of trees hanging over his fence and even near his home, Kim brought the email to Kendal's attention. Kendal has reviewed the area and PUD and found the trees to be on Paradigm's property in Phase IX, therefore there is nothing the HOA can do except to provide the Homeowner with Paradigm's contact info. or trim back anything that is hanging over his property line. Kendal will respond to the homeowners email inquiry regarding getting the trees trimmed.
- I. HOA drive thru completed** – 6 rental properties inspected, 5 at the request of their management co. An email with status for each property was emailed to the property manager.

The Board meeting adjourned at 7:25pm.

Prepared by the Board of Washington Lane HOA Phases I-VI