

**Washington Lane HOA
Board and Committee Meeting
March 16, 2023**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, *Broken Arrow, OK*, held at the 2509 S 17th St, Kim Dryden Home at 6:30pm on the 16th of March, 2023.

- I. **CALL TO ORDER** Kim Dryden: President
- II. **ROLL CALL OF OFFICERS**
Roll call of officers at 7:25pm (refreshments were served 6:30p-7:25p)
Present: Kim Dryden, Amber Hamilton, Greg & Sammie Dodds, Yolanda Martin.
Absent: Leslie Davis
Also Present: ACC: Bob Keefover, Allen Hyatt. Landscape Committee: Dave Zimpel, Sharon Trogden.
AD HOC: Julie Keefover, Cindy Wallace.
- V. **Objective: Continue to work out the details of HOA turnover from Developer and prepare for control of the HOA.**
- VI. **BOARD AND COMMITTEE VOTE:** A vote was taken and everyone was in agreement to forgo an attorney for HOA turnover from Dave Cocolin/Paradigm.
- VII. **FINANCIAL REPORT: Dave Cocolin has emailed in response to Kim's call the following:**
 - A. **Kim:** Discussed Dave Cocolin's email after Kim's conversation with him.
Kim previously shared via email with the group Dave's email response which included the following:

Kim,

See the emails below and the attachments. We think this addresses most of your questions from last week. Please review and let me know. Also, Tom's Outdoor Living has the keys to the splash Pad; a cell number is given and the contact's name is Scott Eubanks. We expect some additional dues to be paid this week, so next week we should have a good idea of how the financials will split at the end of the month. We also believe that all the bills to be paid for the month have been paid, leaving only the final cost of pro-rated transfer to occur on March 31st. Let me know of questions once you have had the opportunity to review.

Dave Cocolin

Attached:

- Covenants-In Word
- By Laws-In Word
- AR-Detail for all residents
- Feb Bank Rec and Statement
- Current March Bank Balance

Spreadsheet Includes

- List of WL 1-6 Residents
 - Addresses including mailing addresses if different
 - Emails (as many as I could find)
 - Balances
 - Liens filed with numbers and dates filed
- List of WL 7-8 Residents with paid and unpaid balances
- List of Utilities and account numbers divided into Phases 1-6 and 7-8
- Phone number for Tom's outdoor living. I also sent them an email and a text regarding keys
- Summary of Income for 2023
- Summary of Vendors payments for 2023
- List of liens filed and

- B. **Kim** will review financial info and lien status this weekend received from Jennifer.
- C. **Amber** to go to Tulsa County Tax Assessor office and confirm lien list current/released.

VIII. **BOARD AND COMMITTEE VOTE: None**

IX. **Old BUSINESS**

- A. **Management Co Bids:** Optimus Property Management \$1000 from **Sammye/Kim**. OK HOA Property Management \$2500 from **Sammye**. Need 3rd bid on management company, **Amber** to f/u with names Leslie provided.
- B. **Lawn Contract bids: Dave Z:** Landscaping Bid from Chris Bevin \$2,700 includes weed spraying. **Kim** is going to call to see if she can get a bid without spraying.
Dave Z. has appt tomorrow for landscape bid and has met with additional co. who has not submitted bid yet. Dave Z. will get bids from 2 more landscaping co's referred by Yolanda with Optimus .
- C. **Attorney Needed for Turnover? Amber** spoke to attorney Marshall Dyer to get opinion on if an attorney is needed for the HOA turnover. Marshall Dyer, attorney stated since Dave has agreed to sign a letter stating any liability before turnover, we will file a new HOA with the Secretary of State and file for our own new IEN number then we would not need an attorney. Everyone was in agreement to forgo an attorney for HOA turnover from Dave Cocolin, basically he will just be turning over the balance of our 2023 dues and we will be filing for a new separate HOA. **Kim** stated the attorney letter from Lindsey Kaiser basically stated the things that would need to happen at turnover and they have already been addressed.
- D. **New HOA Bank Account: Yolanda visited 3 banks**, AVB rates are too high. BOK uses a third company for online banking. BOA sounds promising. **Yolanda** will get more rate/fee info from Western Sun, and Tulsa Teacher Credit Union.

VII. **NEW BUSINESS**

- A. **Website Design: Allen and Amber** will get a bid for website design.
- B. **Neighborhood Cookout, Dave Z and Cindy** discussed having a neighborhood barbecue at the park after the Easter Egg Hunt, April 1st, 4pm. Adults: \$5.00 hamburger, chips and drink. Kids eat free: hotdog, chips and drink. Sammye, Kim and Sharon also discussed bringing cookies to the Easter Egg Hunt. Amber discussed bring Sides for BBQ. **Julie** will add Cookout/BBQ info to signs she is making to post at entrances for the Easter Egg Hunt .

NEXT MEETING DATE

The next Board and Committee meeting is scheduled for *March 23rd, 2023 at 6:30pm*.

The board meeting adjourned at 8:47 p.m.

Yolanda Martin and Sammye Dobbs, Secretary

March 16, 2023

These minutes were approved by the Board of Directors, April 27, 2023.