

**Washington Lane HOA Phases I-VI
Board Meeting Minutes
August 19, 2025**

Minutes of the Board of Directors Meeting of the Washington Lane Homeowners Association, Broken Arrow, OK, held via phone conference at 6:00pm on August 19, 2025.

CALL TO ORDER: 6:00pm by Kendal Coats, President

Present via Phone: Kendal Coats-President, Helen Smith-Secretary, Kim Dryden-Treasurer, Scott Eudy, Esq.

Absent: Andrea Caldwell, VP

I. FINANCIAL REPORT:

- A. Liens** – Scott stated he thought the liens were mailed to us Monday 8/18/25 but that he would check. Kim requested a PDF copy be emailed to **the Board**.
-**Foreclosed property, Acct# 020408**, Scott indicated this is on the request for disbursement is on the judge's desk awaiting approval.
-**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. **8/19**, Per Scott he received no response to the demand letter that was sent to this owner. Scott to do more research on how title transferred without paying HOA and notify the mortgage co. involved and he will provide update on his findings. A lien will need to be placed on this property.
- B. Attorney's Fees** - Scott Eudey, HOA attorney 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. Scott stated he thought the **new invoices** were mailed to us Monday 8/18/25 but that he would check.
- C. HOA past due payments** – 2 payments were sent to the law firm, one back in May. The HOA has not received these payments. Scott to check on this and let us know the status.

II. Board Voting:

The Board voted with a majority in favor of signing the Cox contract via email and text prior to this meeting, 3 in favor, 1 opposed.

OLD BUSINESS:

- A. Southside Walking Path** – Per Scott Eudy there has been no response to his letter from the Asphalt Co that did the South walking trail, the HOA also has not received a response. Kim requested that Scott forward a copy of that letter to the Board for review and for the HOA files. Since the HOA has paid no money toward the walking path due to the poor quality of work and not meeting the contract requirements, Scott's recommendation is that we do not do anything further. The mechanics lien will fall off and be invalid after 12 months. Either party has the right to sue for "Breach of contract" for 5 years. Due to the poor quality of work performed and lack of response from the Asphalt company is doubtful the contractor would bring suit and if they do, we could counter sue at that time for damages and legal expenses. The Board was in agreement with Scott's recommendation.
- B. Cox Cable offering the HOA money for 10 yrs of having their website link on our Facebook and our HOA website.** The is a 9 page contract was reviewed by Scott. Scott's comments received back by the Board raised further questions by Kim & Helen. Kim submitted the questions to Alicia with Cox, the questions were answered in writing. The Board voted via text and email with a majority in favor of signing the Cox contract. Kendal has now signed the contract. Scott confirmed during the meeting that he did not see any red flags with the contract and if Cox wants to give us upward of \$19,000 we should take it! The Board will need a copy of the signed contract by both Kendal and Cox forwarded to the HOA Board email for our records.

C. Landscaping contract is due for renewal: do we want to get bids or allow 2% or 3% increase? **7/15**, 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. **8/19**, Bevan Landscape, Chris Bevin, is taking over Mark Gardner's business he has submitted bids on the HOA Board email on 08/01/25, Kim sent these to each Board member as well on 8/19/25. The routine landscape maintenance bid of \$23,400 takes our monthly price from \$1,933.00 to \$1,950.00 or \$27,000 annually. A second bid for 2,250 monthly includes changing out flower beds and island. His charge works out to \$3600 for flowers, we only spent \$1,716.00 last year & we have freedom to choose flowers, opt not to do it or get volunteers. Chris also included a bid for weed control \$3600 (no fertilizer) and a third bid that would include routine landscaping duties, weed control x4 per year and flipping of the seasonal flower beds and islands for a total of \$30,600 per year or \$2550 per month. Kim doesn't recommend we move away from Tru Green who includes fertilizer, she also doesn't think we should bundle serves and be tied into anything for the flower beds. Kendal requested the map used to gather landscape quotes, Kim will send this to Kendal tonight. Kendal has a contractor to contact.

The Board meeting adjourned at 6:40pm

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