

Washington Lane HOA Phases I-VI
Board Meeting Minutes
April 30, 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 April 30, 2025.

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

Present: Kendal Coats-President, Andrea Caldwell-Vice President, Helen Smith-Secretary, Kim Dryden-Treasurer

I. FINANCIAL REPORT:

- A. Checking Balance – 4/30/25** BOA Checking balance is \$109,716.98, CD Balance is \$29,231.37.
- B. Accounts receivable – 4/29/25,** A/R approx. \$22,874.48 – 9 people still owe 2025 only, 3 more paid the Dues but still owe the \$55 attorney fee for 2025 letter. 18 owners owe yrs 2025, 2024 and prior. (7 have liens, 6 from Paradigm, 1 from us. 1 of the Paradigm liens is in foreclosure.) On 4/17, we received \$3,478.74 in 4 checks from Scott Eudey's office, 3 of these are people who owed part of the \$30,000 in liens from Paradigm, so that is a big win!!
- C. Insurance claim** check in the amount of \$6,573.22 has been received and deposited 4/29/25, (this is the claim adjusters amount for the wind damage to the 91st Street fence, less our \$5,000 deductible.)

II. Board Meeting Minutes:

- A.** The Board received an email from one the ballot count “watchers”, noting we had made an error on the 03/03/25 Board Meetings minutes which listed Andrea Caldwell as present when she was in fact absent that night due to a family emergency. It was also requested that we notate the receipt of paperwork gathered and submitted, after the ballot count, by one of the “watchers.”

III. BOARD VOTE:

- A.** The Board voted unanimously in favor of making the requested addendums, as noted above, to the 03/03/25 Board Meeting minutes.
- B.** The Board voted unanimously to approve to reimburse Kim Dryden \$10.10 for Priority Mail to the Fountain People, aka Water Odessey, to mail payment for the splashpad controller so that it can shipped.
- C.** The Board voted unanimously to approve the purchase of the “NO Motorized Vehicles” signs for the walking path at 13th and 16th Streets.

II. ACC:

- A. Account # 06-01-14:** ACC Application for black coated chain link fence was partially approved for the rear of the property, the front and 2 sides were denied for black coated chain link, stating they need to be 6ft wood privacy fence in keeping with community standards. 4/28/25 the ACC Application was returned to the owners with the partial approval and declination via email and US Mail.
- B. ACC Application requirements** – Kim has reached out to both owners for ACC applications, previously verbally approved. The applications have not yet been received for **Account # 02-01-14 and Account #06-01-61 & # 06-01-62.**
- C. 1st Violation Letters for Board review for the following Covenant violations:**
 - **Account # 04-01-02:** half painted garage door on house near park, letter approved by the Board.
 - **Account # 02-01-22:** an appliance is located on the front porch, letter approved by the Board with revisions.
- D. Violation Letter Drafts:**
 - Account # 02-01-16:** A drain has been installed on the common area behind the home for their pool. We had discussed a first notice to remove the drain or make an ACC application request. It was decided Kendal would go talk to them as they might had had prior approval from Robson or even Paradigm, we are not sure how long it has been there. Kim to send Kendal draft letter. **4/30, No Update.**

- **Account # 02-01-16:** emailed about getting a rear fence backing to south trail taller than 6 ft, Chris W. said he thought this would be OK, it backs to south trail and new south neighborhood sits higher and looks right into their back yard. – Kendal will visit with them about this also. Kim to email the homeowners back to let them know to make ACC application for variance. **4/30**, Email was sent to the homeowners.

-**Account 01-01-22: 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.

E. Violation Follow Ups:

- **Account# 01-02-09:** with the 2 dead vehicles in the driveway signed for the violation notice sent Certified mail, we got the signature card back 4/17/25.

III. OLD BUSINESS:

A. 16th Street and 13th Street crossing into new neighborhood south of us over our walking path – Kendal reviewed the area and determined we have nowhere to install a “Slow - Pedestrian Crossing” sign for auto traffic crossing path but we can install the “NO Motorized Vehicles” signs. Kendal will find signs he wants online and send them to Kim to order with the HOA Debit card. The Board voted unanimously in favor of this expense.

B. Detention Pond out at 91st St needs to be cleaned out – **4/30, No Update**, will need to wait for things to dry up some.

C. Sidewalk replacement - Rausch Coleman Homes/ Now Lennar – **4/30**, No update.

D. Splash pad – The Fountain people, aka Water Odessey – Per Kendal the Controller has shipped!!

E. Southside walking Trail – Next step is a follow up meeting with the HOA attorney.

F. 91st St Fence Fences down due to windstorm damage:

- **Allied Fence** quote to replace the 91st St vinyl fence replace with wood privacy fence on black steel posts was received. Need to make a second contact for a few more details re: stain, top rail, etc.

- **Omni Fence** – the quotes for replacement with 6 ft wood privacy fence, 4” pickets with top rail and “X” crossbuck design, option for pre-stain or shadow box style were received today and distributed for review.

- **KMP Fence** for 91st St vinyl sections repair, \$4,595.00. Kendal is asking KMP to come back and quote replacement of 91st Street fence with a wood privacy fence. The Board is not in favor of spending this amount on what will be a temporary solution.

G. Park Fence:

-**Omni Fence: fence repair /replacement quotes:** replace 27 white vinyl pickets \$955.00, black coated chain link, with black metal posts, 2 round rail wood with black coated chain link and Ameristar-Montage 3 rail, quotes received today and distributed for review.

-**KMP Fence** - 4/15, Kendal is asking them for Ameristar Commercial grade fence quote as well. **4/30**, No Update.

-**Possible Temporary Fix – No Cost:** Kim forgot mention at 4/15/25 Board meeting, I called Dave Z. who lives near the park, to see if he had done any recent fence repair. Dave wasn’t able to do anything further since last fall when he tried to spread out pickets to fill holes, the pickets are not easily moved. He was able to fill some holes with pickets he and a former board member had in their garages. Dave had an idea and he is going to paint up some 1x2's and put a few in place, where vinyl pickets are missing for the Board to look at and see if it's looks good enough to do that as temporary, fix until the fence can be replaced.

-**Facebook post** - a previous Board member had submitted a Facebook post, the Board gave the OK to approve the post so the items could be addressed. Kim approved the post on 4/15/25 right after our last meeting, however it never appeared in our Facebook Group. We can only assume the poster chose to delete the entry prior to posting.

H. John Newfield - 4/28, the previous draft response letter to John, regarding the vote on the Board position, approved by the HOA attorney, was updated with the Board’s approval via email and text and the response letter was emailed to John 4/28/25 and sent via US Mail 4/29/25.

IV. NEW BUSINESS:

- A. HOA username and password list** was updated with the Secretary of State info and distributed to all Board members.
- B. Questions by homeowners submitted prior to the 2025 HOA Annual Mtg** have been typed up with responses, some were answered at the meeting, 3 owners had questions which were not all answered at the annual meeting. The Board approved the responses to be emailed back to the homeowners.
- C. Seasonal Flowers in the Entrance Beds and Island Tree Rings Planting** – the idea to get hanging baskets as Sutherlands for \$6.99 and plant them in the ground for less cost than flats of smaller flowers is not working out, the flowers pictured in their ad is not what they have in stock, Kim has gone in person on 2 different days now. Riddle Plant Farm also pictured multicolored zinnia's in their ad but when Kim called they only had 1 flat and would not offer a landscaper discount unless he was buying at least 25 flats (we need 15 flats of 18 flowers). 4/28, Gardner's was asked to requote planting with 15 flats. 4/29, Gardener's new quote for 15 flats of flowers (vinca like we had last year) to be planted with slow release fertilizer, new dirt and new mulch, was quoted in the amount of \$1,090.54 and approved based on the Board's previous vote to approve up to \$1200 for the entrances and tree rings to be planted. This includes a \$20 charge to move the hostas (shade lovers) from Lynn Lane to 91st Street and the day lilies (sun lovers) from 91st St to Lynn Lane. A 2nd landscaper, ProActive Landscaping quoted a seasonal minimum of \$1500 to do the entrances and islands.
- D. Mulch in the playground-** Gardener's has been asked for quote to add mulch in the playground to level it up under play equipment. The Board also requested a quote to add 2" of mulch to the entire play area in addition to the amount needed to level under play equipment.
- E. TruGreen** came Monday 4/28/25, the invoice to be paid per the contract.

The Board meeting adjourned at 8:09pm.

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