

Washington Lane Homeowner Association, Phases I-VI, Inc.

Reconvened Annual Meeting Minutes, April 2, 2024

Geaux Shows Theater, Broken Arrow, OK

Board Members in Attendance:

Kim Dryden, President, Stefany Muse, Vice President, Helen Smith Treasurer, Janice Hoag, Secretary, Al Hyatt, Member at Large

Call to Order, by the Board President at 6:38pm.

Introduction of the Interim Board/candidates and Robson Property Management were made by the Board President.

Proof of Notice was presented by the Board Secretary.

Board candidates presented self-introductions including their goals for the neighborhood.

Robson Property Management presentation by Gem Nelson.

- Gem discussed the Robson Portal available on their website which can be used for ACC application submission, viewing HOA Financials and making assessment payments.
- Gem discussed the “disarray” at the last meeting, but did confirm that a quorum 76.4 members was established at that meeting in Feb. 2024, not county proxies from delinquent Members there were 7 member represented in person or by proxy.
- The previous Board was interested in asphalt bids for the walking trail and repair of the park fencing, bids were not obtained for either project.
- Gem confirmed the entire previous Board had resigned, Kim Dryden was the only legitimate Board member left from the 2023 election and has been reinstated as President and per Robson’s recommendation appointed interim Board members during the month of March, with the exception of Stefany who is filling the remainder of a 2 year term.
- Robson does drive thru April – Oct. to look for Covenant & ACC violations.
- ACC applications can be made on the portal, since Aug., 5 were received, 3 approved, one denied and one pending.
- Financial info was presented - South State Bank operating account balance is \$70,953.36 and your reserve account balance is \$22,837.25. Financials are available on the portal. 2023 delinquent balances is \$18,797.70, the 2024 delinquent balance is \$25,882.00. The total outstanding balance is \$44,679.70. Eight homeowners owe over \$1,000.

Three motions were submitted from the floor to Gem in writing who passed them to the Board.

Question, Answer and Comment session:

- Robson Property Management answered Members’ questions and advised several of the motions made were not in compliance with our Bylaws and Covenants.
 - The Board answered several questions from the Members’.
- Topics discussed:

- Fishing in the Pond in Phases VII & VIII, the pond is city owned not private.
- Condition of the southside walking path is almost nonexistent.
- Rental properties in poor condition – Gem advised the violation process is one letter per month for 3 month's before a fine is assessed.
- There is a second website , which one are members to use? Gem advised the Robson was the official website, the Board may elect to use another.
- Condition of the fence, stucco pillars & entrance along Lynn Lane was discussed.
- It was asked what is the amount of the annual management contract was. Kim responded it is \$13,200 plus many additional fees for services provided.
- Replanting trees was discussed for the southside walking trail, Lynn Lane & 91st Street. Gem responded priorities will have to set for what projects will be completed due to limited funds. Kim responded tree planting could also be delayed due to the street widening projects.

Earlier motions submitted in writing from the floor were discussed:

- 1st Motion: Remove Kim Dryden as President from the Board
- 2nd Motion: Remove Stephanie Muse as Vice President from the Board
- 3rd Motion: Call for a vote on whether to keep the management company

A 4th Motion from the floor was made to deny reimbursement to Kim for any attorney fees as no monies from the HOA dues should be used. *Kim responded that as far as the attorney letter, that is not an HOA expense and will not be an HOA expense. Gem confirmed no reimbursement has been requested.*

The motion to retain the management company was seconded from the floor.

Kim Dryden, President called for a written vote of the motions to be written on the back of the Ballots with Yes or No votes. Multiple objections were made from the Members saying No they did not want to write votes on their Ballot. Discussion ensued regarding the Property Management company to make people aware of the 10% fee charged on projects, such as a new park fence. Questions were raised how those not in attendance would be able to vote their proxy on the motions brought forward. Gem explained the proxy holder is able to vote on their behalf and voting these topics could be perceived in a bad way, which was Kim's concern, if topics were voted on without their prior knowledge. Further discussion ensued. The validity of the previous Board resignations was questioned, Gem confirmed all resignations were received by Robson.

Four additional motions were made:

- 1st Motion was that Roberts Rules of Order should be followed, the format and structure.
- 2nd Motion was to have quarterly meetings in the months of February, May, August, and November.
- 3rd Motion was that the property management company be voted on by a 2/3rds of the household in attendance of a meeting.

- 4th Motion was to limit proxies for meeting quorum and special meetings called but not use them to vote on, motions, topics or positions.

Gem explained that our documents do not support these motions. Kim agreed a lot of things need to be changed in our documents and we need homeowner input. Kim wants to call a Special Meeting in 6 months, keep moving forward with Robson, and give us time to get the word out regarding changes to the Bylaws and Covenants and have a list prepared for the Special Meeting items to be discussed. Kim suggested sending suggestions for special meeting topics to Robson or the new Board.

Nominations were made from the floor and carried for additional Board candidates to include:

- Cathey Coats
- Chris Whybrew
- John Newfield

Nominees were given an opportunity to speak.

Board Member election by took place by written ballot for 3 open Board positions.

- Kim Dryden, Board President asked the Members to note that Committee volunteer positions are on the ballot: ACC, Welcome Committee, Landscape, Communication for anyone interested.

Additional discussion ensued relating to the park fence replacement, while ballots were collected and given to Gem Nelson with Robson to be counted.

The meeting was adjourned at 8:50pm, motion made by President, Kim Dryden, and 2nd by Janice Hoag, motion carried.

Robson Property Manger counted the ballots that evening and related the counts to the Board.

Election results were confirmed by Gem Nelson and Robson Property Management and the results were emailed to Members as well as posted on the Robson portal.