

Washington Lane HOA Phases I-VI
Board Meeting Minutes
June 24, 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 June 24,2025.

CALL TO ORDER: 6:05pm by Kendal Coats, President

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

I. 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
 - Acct# 060150** was sold 3/14/25, without a closing letter. 5/28, Scott will hold this lien and write a demand letter instead. 6/24, No Update.
 - 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.
- B. Title Co Checks** - \$600.00 was deposited in June there is one outstanding from a March closing, 6/23, Kim emailed Titan Title asking for payment. Two additional title co. letters were done this week.
- C. Website update**-The check register has been balanced with the bank statement for May 2025, is everyone agreeable to posting them on the website. The Board agreed unanimously to the posting of these items.
- D. We have received \$300 on one lien**, however they still owe \$633 so no lien release is to be done.
- E. Lien Release**-lien previous paid, lien release completed and notarized to be mailed to County Clerk this week.

II. Meeting Minutes:

- A.** 05/28/25 Board meeting minutes were reviewed.
- B.** 02/25/25 Annual Meeting minutes were reviewed, minor changes were made and approved.

III. BOARD VOTE:

- A.** The Board voted unanimously to approve the May 28, 2025 Board Meeting Minutes.
- B.** The Board voted unanimously to approve the Feb 25, 2025 Annual Meeting Minutes
- C.** The Board Voted to approve \$18.00 check to Tulsa County Clerk for a lien release.
- D.** The Board voted unanimously to approve payment to GreenGrass Lawn Care, in the amount of \$2,145.69. This amount included \$1,471.52 for the splash pad and \$674.17 for the 91st Street irrigation repair.
- E.** The Board voted unanimously to approve Custom Tree Care & Landscaping to proceed with quote in amount of \$1980.00 which includes 91st St & Southside path tree removal, tree trimming and stump grinding of removed trees.
- F.** The Board voted unanimously to approve payment in the amount of \$930.00 to TruGreen, per contract.

IV. ACC/Covenants:

A. ACC applications:

- Account #06-01-61 & Account # 06-01-62** previously verbally approved, application has not yet been received. 5/28, Kim will follow up. 6/24, no update.
- Account #01-03-08:** Homeowner contacted Kendal, who gave verbal approval for a fence repair, homeowner to submit application.

B. 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. 6/24, it has been determined this drain has been in place since Paradigm was in control and put in with the pool years ago, is not causing any damage and no further follow up is needed.
- 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. **5/28** No Update. **6/24** Kendal will follow up.

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

- Account 06-01-50 Remove plastic tree with no leaves from the center of the front yard. HOLD-
- **Account 01-03-19** – 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.
- **Account 01-03-23** – Previous pool installation approved, did not restore common area fencing of white vinyl spilt rail on Delmar. Will send email reminder to complete by 7/31/25.

D. Violation Letter Follow Up:

- Account 04-01-02** – Resolved, ½ painted garage door now painted.
- Account 01-02-09** - Resolved, 2 non-operating vehicles, 1 removed, 1 tagged and tires inflated appears to be operational.
- Account 01-03-29** – Resolved, no evidence found that an auto detailing business continues to operate from this property.
- Account 02-01-22** – 2nd notice to be written and mailed, appliance remains on the front porch.

V. OLD BUSINESS:

- A. 16th Street and 13th Street walking path crossing – “No Motorized Motor Vehicle” sign installation:** This project is on hold until utilities are done digging.
- B. Splash Pad** – Kendal worked with Green Grass Lawn Care and stated the remaining repairs to the splash pad have been completed. The total cost, parts and labor, was \$1,471.52. The Board approved this expense.
- C. 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.
- D. 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.
- E. 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.
- G. Sprinklers on 91st Street**-Greengrass Lawn Care, completed irrigation work on the 91st St tree line. The Board agreed to approve payment in the amount of \$674.17.
- H. 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.

VI. NEW BUSINESS:

- A. 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.
- B. 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. Kendal will send the contract to Scott Eudey for review.
- C. 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 Boards 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.
- D. 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.
- E. TruGreen** completed an application of weed and fertilizer 6/13/25 per their contract in the amount of \$930.00. the Board agreed unanimously to pay this invoice.

The Board meeting adjourned at 7:20pm.

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