

## Meeting Minutes of Bailey Ranch Homeowner's Association

Date: 6/12/2018

**Call Meeting to Order:** President, Larry Smith, called meeting to order at 7:03pm  
Kate Drake, Susan Plaxco, Julie Magana, Verdell Schoats, and Mike Lindsey all introduced themselves as new neighbors.

**Reading of last meeting minutes (Approved / Denied):** Liz Lowe made motion to approve minutes, Paul Daniel seconded motion, minutes approved from 3.13.18 HOA meeting.

**Treasurer's Report (Winnie Miller):** DeAnn Gustafson made motion to approve, Verdell Schoats seconded the motion, report approved.

Committee Reports:

**Architectural (Bobby Carson)** – Winnie Miller reported, a concrete patio, extended driveway, and a shed were all approved since last meeting.

**Alert Neighbor/Safety (Liz Lowe)** – Liz Lowe reported that our neighborhood has been placed on the wait list for a safety meeting with the Owasso Police Department. Mail is being opened, unsure of whether before or after delivery. Do not mail anything of importance from residential mailbox. Be vigilant!! Now that school is out, typically the crime increases during the summer months.

**Clubhouse (Vickey Maroon)** – Winnie Miller reported, five rentals have been booked so far: 2 in June, 1 in July, 1 in August, 1 in October. A resident asked if renters are allowed to come to the pool. The answer is, if the owner of property has paid dues and landlord approves of the tenants using the pool. Renters pay \$25 for a keycard.

**Keycard (Susan)** – Winnie Miller reported, Susan has ordered 25 new keycards since so many have been needed this pool season.

**Newsletter (Garry Townsley)** – Larry Smith reported that an updated newsletter will be going out to the neighborhood very soon.

**Landscape (Joe Bruey)** – Joe Bruey reported that the butterfly garden will be completed next year. Part of the sidewalk around East pond on the North side will be reconstructed in the coming weeks. West pond has a hole where drainage pipe is and this will also be fixed. Trash receptacles will be placed on East and West ponds in the near future. Joe Bruey is putting in the trashcans by himself and we appreciate all of his hard work. Dee Ellis asked how much frontage will be lost on Garnett due to widening. Joe Bruey stated probably up to the fence. Joe Bruey stated that actual road construction on Garnett will not start for another 6-7 months. Mike Lindsey asked whether a signal light would be installed. The answer is no (not at this time), because Garnett is a federally funded grant and cannot be modified. Joe Bruey reminded everyone DO NOT BLOW GRASS INTO THE STREET. If yards are not kept up by homeowners or renters file a violation with HOA or city.

**Playground (Charimen needed)** – Andy McClain no longer lives in the neighborhood. We will need a new chairmen. Andy completed a lot of work while in his position and we appreciate all of his work.

**Pond (Todd Jones)** – Todd Jones reported that he is trying to keep the ponds clean. TJ Osborn brought up whether ponds needed to be stocked to help keep ponds cleaner. Todd Jones and others thought the ponds were pretty well stocked for now.

**Pool (Angel Harris)** – Pool is OPEN!! If you see children being rowdy especially without parents feel free to address them. POOL IS CLOSED ON MONDAYS and closed after 10pm every night. Emergency contact numbers are posted on the double doors of the clubhouse. If needed, you can always call police. Wanda Ramsey asked whether adult swim could be from 9am-10am in the mornings during the week. Larry Smith stated that the HOA has tried to do adult swim in the past. Either there is very low participation, which sparks complaints from others or parents do not police their own children during the designated time. Nancy Robinson brought up the idea of having pool open from 9am-10am for adult swim with potential of water aerobics. Angel Harris stated she would speak with Susan to place a survey on social media to see how much interest there was for classes. Maurice Merrit asked how often pool is cleaned? Larry Smith stated it is cleaned every day. Monday is a hard clean, but supposed to be cleaned every morning. PLEASE NO FOOD IN THE POOL AREA. If food or sugary drinks are spilled on pool deck this will cause a horrible ant problem. Rick Harris asked if pool license renews automatically? Winnie Miller stated that she already mailed the renewal money in three weeks ago and still hasn't received the new license.

**Social (Ambrea Remy)** – Ambrea Remy stated she has had neighbors ask about neighborhood block party. Larry Smith stated that his opinion is to cancel the block party this summer. Last summer we had 100 people attend out of all the residents. The board is open to other suggestions and Larry Smith said he is leaving it to Ambrea Remy to come up with other options.

**Welcome (Steve O'Bannon)** – Susan McWilliams reported that 11 welcome packets were delivered since the March meeting

**Old Business** – Larry Smith spoke with Jerry Fowler with the City of Owasso. Jerry stated that AT&T is supposed to complete their work June 2018, COX is supposed to be completed in July 2018, and ONG is supposed to be completed in August 2018 for Garnett widening project.

**New Business** – Maurice Merrit asked if there is a dog walking area in the neighborhood? There is not and no way to enforce such a thing. TJ Osborn introduced the idea of doggy waste stations. Since there are already trashcans in place a doggy waste bag station could be just as beneficial, but cost less. Two options: a doggy waste station including sign, pole, bags, and waste basket for \$200 or a doggy bag station with sign, pole, housing/dispenser for bags, lock and key for \$69. TJ Osborn made motion to order two of the \$69 stations for a trial run, Ambrea Remy seconded the motion, doggy bag waste stations approved. For now, one will be placed on West Pond near trashcan and the other in the retention area. When installed there will be an announcement. Pool will be kept open until Labor Day, closing September 4, 2018.

The next HOA meeting is September 11, 2018

Neighborhood fall garage sale is October 6, 2018 – DeAnn Gustafson made motion to approve date, and Kate Drake seconded. Fall garage sale date is approved.

Curfew signs are needed for playgrounds – curfew is from dusk until 9am

**Motion to adjourn:** Paul Daniel made motion to adjourn, Joe Bruey seconded, meeting adjourned at 8:04pm

submitted by: TaJanna (TJ) Osborn

24 Homeowners were present