

# Meeting Minutes of Bailey Ranch Homeowner's Association

Date: 3/13/18

**Call Meeting to Order** – President, Larry Smith, called meeting to order at 7:03pm. David Atkinson introduced himself; he and his family moved into the neighborhood in October 2017. Mark and Kelly Littlefield introduced themselves, they also moved into the neighborhood in October 2017.

**Reading of last meeting minutes (Approved / Denied)** – Liz Lowe made motion to approve, Susan McWilliams seconded motion, minutes approved

**Treasurer's Report (Winnie Miller)** – Winnie Miller reported that money is rolling in at this time from dues. Winnie transferred \$50,000 from checking into money market. Money on CD is for fence replacement on Garnett. Bill Hunt asked question regarding contract labor pricing. Contract labor is mowing of all community areas, three ponds, trim trees, plant flowers, etc. Sharon Mitchell asked a question regarding replacement of trees that are lost after Garnett is finished, 15 trees have been lost so far. PSO is giving coupons to buy trees. Rita Lack made motion to approve treasurer's report and to file for audit / profit and loss report, Joe Bruey seconded, motion approved

Committee Reports:

**Architectural (Bobby Carson)** – Susan McWilliams and Winnie Miller reported that the following has been approved since last meeting: storm shelter, extended driveway, pergola, and pergola and patio combination. Bill Hunt asked if approval is needed to put a storm shelter in garage, and approval is not needed.

**Alert Neighbor/Safety (Liz Lowe)** – Liz Lowe talked about 'Know on the Go' poster for mail safety. Residents are able to sign up for emails detailing their daily mail. The Post office will consider putting in mailbox banks if mailbox theft becomes a bigger problem. Jerry Fowler emailed stating the speed trailer battery is not operational at this time. Once alert neighbor meeting is held, our neighborhood can check out radar equipment from police department. Do not touch a box that you are not expecting. If a box is delivered that you're not expecting and a corporate delivery service did not deliver, don't touch or take picture. CALL POLICE

**Budget (Larry Smith)** – budget was approved in November.

**Clubhouse (Vickey Maroon)** – Vickey Maroon reported there are two reservations for April, one for May, one for June, and one for October so far. Susan McWilliams is now cleaning clubhouse. Residents are able to rent clubhouse online at [www.baileyranchhoa.com](http://www.baileyranchhoa.com) There is a minimum 3hr rental, \$50 refundable deposit if clubhouse is left as found. No reservations on Mondays during the summer. The Bunco ladies would like blinds placed in windows during the summer so they are not bothered. TJ Osborn suggested paper adhesive/removable blinds. Vickey will look into paper blinds and cost.

**Playground (Andrew McClain)** – Larry Smith reported that swing set on the West pond was installed and new mulch was placed. Mulch has been delivered and holes dug at 119th playground. Neighborhood HOA will try to add onto playgrounds as budget allows. Trashcans will be installed at each playground.

**Landscape (Joe Bruey)** – Joe Bruey reported that the entrances will not have flowers this year because of Garnett widening. Sprinkler lines were cut by construction/city workers. Sharon Mitchell asked if there would be compensation for the sprinkler lines being cut. Board is not sure if city will reimburse for cost of sprinkler lines. Lights are operational at 100<sup>th</sup> and 101<sup>st</sup>. 99<sup>th</sup> light will have to wait until widening is finished. Butterfly way station plants will be planted soon. Sidewalk on East pond, North side, will be filled in underneath since it is eroding/washing away. Once city grant is approved for \$1,000, HOA cost should be \$1,900, and total cost will be \$2,900. Joe would eventually like to see a French drain channeled through the sidewalk.

**Pool (Angel Harris)** – Larry Smith reported that our pool service will come every day in the morning to check chemicals. Neighborhood volunteers ARE NEEDED to check chemicals in the afternoon or early evening. Susan McWilliams will prepare a list of those volunteers, day, and time scheduled. Please contact Susan at [baileyranchhoa@yahoo.com](mailto:baileyranchhoa@yahoo.com) if you would like to volunteer during pool season.

**Social (Ambrea Remy)** – Ambrea Remy reported the Easter egg hunt will be on March 24, 2018. Roughly 500 eggs will be scattered. Hunt will be held on 119<sup>th</sup> around basketball court at 11am. If rainy stay tuned to Facebook for update.

**Welcome (Steve O'Bannon)** – Susan McWilliams reported that eight welcome packets have been delivered since last meeting.

**New Business** – Ambrea Remy reported that on Sunday, March 11, 2018, roughly 6am a tan van suspiciously drove throughout the neighborhood. Ambrea called and reported the van/tags to the Owasso police department. A patrol car was dispatched, but did not find the van.

- Jim Simmons brought up that the Garnett widening has turned into a public safety issue. Residents cannot see southbound traffic around construction trucks. Roger Stevens stated that construction trucks will no longer park on the East side of road. Jim proposes a temporary solution, a gravel road, to exit the neighborhood during widening. Jim called and spoke to new owner of land, Kyle Smalygo. Kyle is willing to discuss terms of a lease agreement. Jim proposes that the road be 12ft wide and 300 ft. long. Jim posted on the next-door app regarding the gravel road and stated it was well received. Larry asked estimate of such road, Jim estimates it would roughly be \$8,000, install and removal of road. Ambrea Remy asked who would be legally responsible if accident on gravel road? Jim stated that it would have to be determined in the temporary lease if gravel road is installed. Rita Lack brought up barricades and sign removal and reinstallation cost. Larry Smith asked Jim to put proposal of gravel road exit on paper so that he could review the proposal in black and white and to include pros and cons. Jim would also like to see speed tables on neighborhood arterial roads. A resident has to want a speed table, apply through city, contact neighbors and all agree to speed table before city will consider placing table, if approved timeline is 2.5yrs out.

- TJ Osborn made motion to have neighborhood spring garage sale on April 28, 2018, all were in favor

- Pool will open May 25, 2018 at 10:00am

- REMINDER: DO NOT BLOW GRASS INTO THE STREET – call city if you see a resident in violation

Motion to adjourn – Ambrea Remy made motion to adjourn, Sharon Mitchell seconded motion, adjourned at 8:05pm

15 Homeowners were present

Submitted by: TaJanna (TJ) Osborn