

**EASTWOOD COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES
September 19, 2011**

The annual meeting of Eastwood Community Association was held at Eastwood Baptist Church sanctuary. Board members present were Bob Holland, Jeff Jordan, Wayne Koc, Steve Parrott, Chuck Planer, and Annette Lick. Board members absent Dean, Curt Poole, and Nick Rainsberry. Meeting was also attended by 50 homeowners and guests Rick Dawkins (homeowner and EW City Council representative) and Cammy Cartmill and Matt Dukes from Neighborhood Services

CALL TO ORDER

The meeting was called to order by Bob Holland, President, @ 7:00 p.m. Bobby introduced attending board members, guests, and Dale Fredericksen (Architectural Committee). Bobby proceeded to thank the board and community volunteers for their energy and time which has saved the community as a whole a lot of money.

Bobby asked EW Baptist Church pastor and neighbor, Jeremy Smith to opening the meeting with a prayer. Wayne Goodman then led our neighbors in the Pledge of Allegiance.

NEWS FROM MIDWEST CITY, WARD 3

Rick Dawkins reported that all is well in the city. Residents approved funding of new sewer plant; 50% of costs will be covered by sales taxes, had sewer plant not been approved, residents of MWC would have seen a monthly increase on their water and sewage bill. Praised city officials, city leadership to include Mayor Fry and Chief Clabes. Shared that City Council meetings start w/prayer. MWC Fire Dept has a class 1 fire rating, one fire department of 40 in the US. Shared that MWC police officers do kind deeds beyond the call of duty. Emphasized that MWC – and Eastwood – is a great place to live. Encouraged residents/neighbors to call him with questions and concerns.

CRIME STATISTICS

Cammy Cartmill and Matt Dukes from Neighborhood Initiative presented crime statistics for Eastwood for the past year. Eastwood continues to be a safe place to live. Dukes brought up the fact the Bomber water tower will be coming down, a fact that has created quite the interest. Built in 1947-1948, it has been a MWC landmark ever since. To date, 400+ T-shirts to commemorate the water tower has been sold; you may contact Sgt. Dukes if interested in purchasing one. Official event of reminiscence of water tower is schedule @ Charles Johnson Park, south of tower, on 10/14/11 from 5 – 7 p.m. Past and present mayors will be attending.

National Night Out has been scheduled for October 4th. It is an opportunity for communities to come out, meet and greet their neighbors. Neighborhood Initiative will donate \$100 toward event for any community that plans an event. Contact Matt or Cammy if interested in participating.

MWC has 56,000 residents; a total of 8 police officers are on duty 24/7. In an emergency an officer can be at a residence in 2 minutes, non-emergency the time is 8 minutes.

Barking dogs and animal control briefly discussed. Pr. Question from Wayne Koc, Cammy verified that leash law also applied to cats.

PRESENTATION BY BOBBY HOLLAND, ECA PRESIDENT

Bobby praised our neighborhood and the vision of the late Wilbur Payn. This is a beautiful place.

Bobby noted that the pool is costing a lot of money, about 1/3 of our total dues which are very reasonable compared to other associations that do NOT have the amenities we have as far as walking trails, the ponds, tennis court, playground, pool, overall common areas. The pool will be paid off in June of 2015, which should free up funds for improvements and other upkeep of common areas.

A lot has been accomplished in the past year in regards to tree and limb removal, erosion projects, assistance from collection agency to collect unpaid dues, fountain repair, and fence repair by tennis court.

Record rains in record time compounded erosion areas. The cause of erosion is variable throughout the association. In some areas problems are caused by inadequate grading of properties (in the past the city did NOT inspect land after

grading; builders were given grading plans to follow), in some areas homeowner's interventions have added to accumulation of problems, greenbelt areas have been stripped of vegetation, gophers and moles digging tunnels is another problem. Dover Rd may be an area where a combined effort to alleviate the problem would be an option.

Hiring a pool service company to maintain the pool during the pool season worked out well. A few "bumps" in the beginning, but otherwise good service. Record heat made balancing chemicals a challenge.

Wildflower project in Sherwood Forest was worth the effort. Not successful as envisioned; Jim Carpenter and Tim Ashcraft praised for the vision, involvement, trying to beautify that area of our community.

Request for more volunteer efforts. Wayne Goodman and Faye Barnett noted that more information in a timely manner needs to go out in order to get volunteers for specific projects. Faye suggested recruiting a representative from each street to gather up help when needed.

Nick Rainsberry has replaced 60 glass panes on trail lights with Plexiglas at a cost of \$19. Should last longer than regular glass. Nick and Harry McRee have become experts on fixing lights at the tennis court. Pole light as the pool was repaired with the involvement of several people – electrical issue under the pole itself.

River Rock donation – initiated by Harry McRee. \$8,000 worth of rock obtained for cost of transport, about \$500. River Rock will be used in erosion repair. Rocks currently stored on Ray Payn's property on west side of ponds.

Town Hall meeting was a success. Good opportunity to meet neighbors present financial statement and budgets, sharing where and how our dues are spent.

Bobby again praised the board for their time, energy, talents and dedication, knowing they do what they do because they CARE about our community.

Pictures of eroded areas and erosion projects completed. Areas repaired had been damaged mainly due to silted in drainage ditches, responsibility of the association. Contractor for the jobs was Cliff Critchfield. Problems may not be completely fixed, but the current repairs are a step in the right direction, trying to get erosion under control. The urgency to fix the four chosen areas was brought on by record rains. Not enough budgeted for those repairs; board took \$16,000 of money market account to cover unexpected expenses. That \$16,000 is to be replenished into the money market account through a \$50 onetime assessment to EW residents for FY 2012.

FY 2011 status presented.

FY 2012 budget presented; based on 320 homes. The board saw it necessary to increase annual dues by 3% plus a \$50 assessment. Annual dues for 2011/2012 are \$325.

Future projects are to be – continued erosion interventions and repairs, continued dead tree removal, beautification of entrances. Not having water on islands on Elizabeth is still an issue. Swimming pool lock system may have to be replaced. Too many keys floating around in general area, unauthorized use, and, lock not always working properly. Unauthorized usage increases chemical usage as well as the fact that many swimmers do not shower before getting in the pool. It is okay for any resident to speak up and intervene.

Our declaration is in need of update. Board member, Steve Parrott has taken contact to an attorney, Mr. Matthew Wendt, who is an expert on associations. Residents will be presented w/proposed updates before changes can take place. Requires 75% of homeowners to agree.

Bobby shared board has three vacancies, Bobby Holland, Wayne Koc are leaving, and three people have stepped forward to be on the board, Dale Fredericksen, Chuck Planer (current term up), and Robert Spellmann. No further nominations from the floor. Faye Barnett made a motion to accept the nominations, other neighbor seconded. All in favor.

Ray Payn Presentation

EW Development is down to 4 lots in our community. Currently working on having commercial area on west side of ponds re-zoned to a residential area w/38-40 new homes, - all paying association dues.

OPEN FORUM

Mr. Mitchell on Elizabeth asked why not go ahead and raise dues to where they need to be instead of working with assessments? Not possible by declaration. Requires 60% acceptance from residents.

Jim Drennen questioned status on outstanding dues, how many homeowners have yet to pay up. Larry Payne stated that 9 homeowners still owe the association money.

Drennen noted that mowing contractor has contributed to erosion problem around some paths; Bobby concurred. Drennen questioned cost of mowing contract and will they still be mowing along pathways? No new contract is in place; that will be a job for the new board. Wayne Koc stated that current pathway contract is about \$3,500 - \$4,000.

Fay Barnett questioned order of when erosion problems are to be fixed. Stated he attended meeting at Dale Fredericksen's home 2.5-3 years ago and was promised that the area he lives in (Dover Rd) is an area of concern r/t erosion and board would evaluate for repairs. At last year's annual meeting Fay had also addressed problem to include problems w/snakes. Bobby stated that before intervention, responsibility and causes for erosion were evaluated. This created discussion from Dale Fredericksen, Bob Dowdy, Darrell Crosby, and Annette Lick. Bob Dowdy shared that 3-4 years ago he had worked w/city engineer (Mitchell at the time?), that grading plans had been obtained. Builders in that particular area had not complied w/grading plans and individual interventions by homeowners had compounded the problems. On top of that, Windsor neighbors are sitting up somewhat higher than Dover Rd, increasing the speed of water run-off. Darrell discussed previous board interventions and evaluation (time frame Barnett referred to) Annette stated that previous board had done a lot of work, evaluating Dover Rd issues, that legal opinions had been shared w/at least one resident, but that none of them had taken action. Bobby stated that Dover in particular could become an area of combined effort between residents and association to repair.

Wayne Goodman questioned the length of time lights stay on the trails, contributing to high electric bills? Dale shared that lights are set on timers, controlled by residents. Also questioned timer on fountain on Chaucer Crescent; thinks water should stay on more, longer. Stated Town Hall meeting was a nice opportunity to get information, that we should have a couple of them/year. Wayne also brought up that he at March Town Hall meeting had stated to hold off on planting in Sherwood Forest until November. Jim Carpenter defended his choice to plant in the spring; that no one could have predicted the very hot and dry weather we had this summer.

Homeowner on Elizabeth questioned minimum size for homes in EW – 1,600 sq ft pr. Declaration

Meeting adjourned at 9:25 p.m.

Bob Holland, President of Eastwood CA