

EASTWOOD COMMUNITY ASSOCIATION
ANNUAL MEETING
SEPTEMBER 20, 2010

The Eastwood homeowner's annual board meeting was called to order at 7:00 PM by President Royce Smith. Board members present included Bob Holland, David Knowles, Joyce Dymek, Dave Mehlhaff, Steve Parrot, Linda McKelvey and Lee Goodman. Chuck Planer was absent. Fifty nine homeowners signed in as well.

Welcome and Introduction of Board Members

Royce introduced all board members to the homeowners.

Ward Three Update

Rick Dawkins, Eastwood Resident and councilman, spoke to the group and gave a short update of things planned for the city, reminded the group of what a great police and fire department we have in Midwest City, announced that the 29th Street project is still in work and many new things are planned, but official announcements of the specifics could not be made at this time. Several homeowners had some questions for Mr Dawkins regarding the vacant buildings throughout the city, however at this time there are no known plans for the filling/purchase of the vacant buildings for other business ventures. Our mayor was unable to attend the meeting due to a conflict in his schedule.

Crime Statistics for Eastwood

Lt Matt Dukes and Officer Cammy Carmill of the Midwest City Police Department Community Action Division were in attendance, and statistics of crime in the Eastwood addition were presented. Lt Dukes spoke about a new Rental Registration program that will be implemented if the ordinance is passed. About 1/3 of single family homes in Midwest City are rentals, and it's very important that the city officials and law enforcement know who owns these properties. When the ordinance is passed, homeowners who own rental property will be required to register that rental property. The rentals also reflect all property values.

Future of Eastwood

Ray Payn spoke about what's in the future for completion of the development and we are approaching that plan. The acreages on the west side of the ponds will be re-zoned by the city from commercial so that smaller homes, i.e., patio homes, can be built. We have a need for the homes for widows, singles, and newly married couples. There is no plan to make the area an assisted living or independent living area for senior citizens, but certainly the homes will be ideal for senior citizens. They will pay the same dues as the rest of the homeowners. The size of the homes will be from 1400-1600 square feet. When final plans are complete, because our declaration states minimum square footage is 1600, a 75% approval from the homeowners will be required to change the minimum requirement of homes in the neighborhood for these patio homes. The property values should not go down for the rest of the homes because values are based on comps (for example \$110 per square foot), so many amenities and extra

nice appointments will be included in these smaller patio homes, which will keep the square foot value up.

Review and approval of 2009 Annual Meeting minutes

There was some discussion regarding last year's meeting minutes. Royce discussed all the things that were planned for this last year, but the weather and money prevented many projects to be completed. Erosion is a big problem in several common areas near pathways, and the board has taken a serious look at ways to fix it; aerators were bought and installed in the ponds, making the ponds more healthy. A motion was made by Joan Valanejad to accept the minutes, and a second by Ray Payn was received. Motion carried and minutes approved.

2010-2011 Budget

Royce reviewed the new proposed budget line by line, explaining what the items entailed, etc., and announced that dues will go up again this year 3%. A question from the floor was asked regarding builders' lots...if they were assessed the same rate of increase and the answer is yes. Clarification and answers to several questions about monies spent for projects and legal fees were explained by Royce. One homeowner asked if we could include a balance forward with the annual budget so homeowners would know what had been spent and what our balances are. After much discussion about the budget, a motion was made by Larry Tracy to accept the proposed budget together with the requested provisions, and a second by Ray Payn. Motion carried.

Election of 2010-2011 Board members

A nominating committee proposed new board members as follows: 3-year term: David Pittman, Steve Parrott, Jeff Jordan; 2-year term: Dean Holt; 1-year term: Annette Lick. Homeowners were given ballots to vote on these nominees and write in any other volunteer nominations. The ballots were collected and the nominated volunteers were approved as submitted by the board for the coming year.

Open Forum

One homeowner asked about the Architectural Committee changes, if they had to be approved by homeowners and the answer is no. Declarations allow that the committee has the authority to make necessary changes without a homeowner majority vote. Newly revised rules were recently completed, approved by the board, signed by committee members as well as an architect, and distributed to every homeowner in the addition. Just remember anything done to your home MUST be pre-approved before any construction is started. There are new and improved products coming out all the time, i.e., new roofing materials. Homeowners are asked to submit their request along with the complete shingle and the paper wrappings to the architectural committee for approval. A case by case process may be necessary when reviewing requests.

The attendees were reminded the board meets at the association office the 3rd Monday night at 7:00 PM every month. Any homeowner is welcome to attend. It was recommended that if a homeowner has a complaint, a request, a problem, etc., that he contact the committee chairman for the specific area first, so the committee can review the problem, find a solution/recommendation, and present the

situation to the board, rather than a homeowner showing up to the board meeting with the problem, etc. The committee appointments seem to be a success and are working, and we will continue to use this method. Homeowners were encouraged to sign up for any of the committees, chaired by a board member.

There was no more business, and Patty Crosby motioned to adjourn the meeting; Ray Payn seconded the motion. Motion carried.

Respectfully submitted,

Linda McKelvey
Secretary

Approved

Royce Smith
President