

Southern Links Subdivision

Meeting Minutes

February 3, 2014

Call to order

Dean Danklefsen called the meeting to order at 6:30 pm at the Owasso City Library meeting room.

I. Roll call

John Reckinger P	Gary Hunczak P	George Overall P
		Dean Danklefsen P

II. Approval of minutes from last meeting

Minutes from the last meeting were posted on the website.

Treasurer's Report

Gary gave a summary of the Treasurer's report. We continue to have approximately \$30,000 combined in checking and savings. He also updated the board on homeowners who have not paid past dues for this year and prior years. Balances owed to the association for past due accounts equals \$11,308.47

Old Items:

The corner sections of fence still need to be completed. The contractor has been contacted and once the weather lets up he intends to complete the job. The old fence behind the brick will be removed and the crisscross fence will be installed above the four foot brick fence. The dirt will be removed or spread out and the rocks repositioned in front of the corners.

New business:

- The Association was named as a defendant in a lawsuit filed by the Exchange Bank under suit CJ-2013-05507. As a result, the association's lien is in jeopardy if the homeowner does not pay the judgment against them. The board will be monitoring this situation to determine what action is needed.
- As a result of the above action, the board has contacted attorney Curtis Kaiser. He is a collection attorney and works with many HOAs. He has advised that he can help the association collect the past due accounts. It will require the association to put up funds to pay for the collection but they can be recouped in the collection process. He will be able to file judgments and proceed through

foreclosure or collection. The board agreed unanimously that the past due accounts should be turned over to him to begin the collection process. Dean will follow up with this attorney and begin the process.

- The house at the end of The Summit has been vacated for some time. A local real estate representative from Keller Williams has contacted the subdivision and they will be taking over the management of this property after it has gone through foreclosure.
- Due to recent vandalism damage to the runway on the east side of N 101st Ave East the board is considering the installation of CCV monitoring of the area around the gate and the entrance to the subdivision. John Reckinger will check with some contractors who may be able to do this for the HOA.
- The lawn contract is coming up for renewal. Last year the HOA used Shields Lawn Service but they do not provide upkeep and maintenance on the flowerbeds. We have reviewed a bid from Lawn Care and Beyond and are in the process of considering this quote. It would not include the spraying of the grass for weed control and fertilization. George Overall is going to check with some contractors and secure bids for this portion of the maintenance as Lawn Care and Beyond is not licensed to spray chemicals.
- George suggested some updates to the website and they were completed. He also suggested the minutes be placed on the website in PDF format for those without MS Word can open the documents.

III. Adjournment

- Upon completion of the meeting, Dean made a motion to adjourn. All approved.
- The next meeting will be on Monday, March 3, 2014 at 6:30 at the Owasso Library.

Minutes submitted by: Dean Danklefsen