

Cambridge Estates Home Owners Association Meeting

January 27th, 2025

Board Members present:

Chase Wichert, Bobbi Lee, Patrick Kelly, Val Harrison, Jo McCord, Brian Stahl, Brent Watson, Josh White, & Keri Taber.

Board Members absent:

Jim Polovich, Mike Larkins, Craig Stewart, Ben Farris, & Cindy Case

MEETING OPENING

Meeting called to order at 6:32pm by President Chase Wichert. No agenda was shared.

TREASURY

Treasurer Beth Ann distributed bank documents. She mentioned the neighborhood cut it close last year. All HOA dues letters have been mailed, and the accounts should see income soon from that. HOA annual dues are due April 10, 2025. If anyone is having a hard time, please let the HOA know, or Beth Ann. If there are issues and the Board doesn't know, that is when issues happen.

UPCOMING ANNUAL MEETING

President Chase stated this meeting is to get things ready for the next meeting, which is the required annual meeting. He wants to figure out how to get people to the meeting, what the Board needs to help with, and how to get neighbors involved in committees. He thinks serving food at the meeting would incentivize attendance. He worries some may feel intimidated or not know what to expect at a meeting.

MEETING DISCUSSIONS

The Board is still working on updates to the covenants. There is a list, and they're still wanting to send out a survey to neighbors for opinions. They need a volunteer to find a way to make this happen, be it a letter, an online form, code, etc. They would like it to be something digital, so someone doesn't have to come to a meeting.

Jo mentioned using something like they do for mailing notice of HOA dues. Many older people do not go online. Chase suggested a drop box at the pool house. Nick suggested using Survey Monkey.

Dianne stated that the average age of residents on her street is 80. She suggested going to doors to inform people. She said there is information that everyone needs to know, and we need to get out and talk to neighbors. She also mentioned a low-cost apartment complex with 180 units being built at 81st & Evans Rd, and encouraged residents to stay aware and involved. She also mentioned the upcoming ¼ penny tax that will be voted on in February for Wagoner County. Brent explained the situation regarding the new tax.

Residents discussed options, like having street representatives, breaking the neighborhood up into smaller areas for letter distribution, etc. An option can be added to the survey for how neighbors prefer to be contacted.

Residents continued to discuss water drainage problems in the neighborhood, and issues with the creek. Brent suggested contacting the district counselor to get on the queue for neighborhood needs. It may take awhile, but we should get on the list.

Redford asked what all will be on the survey, and when the Board will be enforcing the existing covenants. President Chase said they are still working on the list for survey topics. He also stated that some covenant violations can't be enforced, as the HOA attorney stated. For the ones that can, letters have been sent out. Regarding the outbuildings, the HOA Board would have to take each resident to court, and the HOA does not have funds for that.

Brent stated more help is needed for the code enforcement committee. They have sent letters and can continue to do so. Results are being seen. It was advised to take neighbor disagreements to the resident door. Knock, and try to resolve it. If that is not an option, talk to the Board and come to a meeting. When making a formal complaint about a resident, photos help. There is a form on the neighborhood website for resident complaints and concerns. All the information is posted on the bulletin board at the pool house. A resident asked how to know which issues have been raised, and the status of them. There was a discussion regarding residents rights to know that the Board is handling things, versus the privacy of residents. Chase suggested giving updates personally to those that brought the issue to the Board.

A resident mentioned living here for a long time and seeing the neighborhood going down. Lexie stated that the neighborhood will never be what it once was. It is older, and there aren't funds. The older generations have issues with things the younger generations say. She said our neighborhood is good; we can survive and love our neighbors. Yes, there are areas for improvement. Neighbors should help instead of just finding fault. We are not in the same economy as we were.

Jim mentioned neighbors with rusty vehicles, and others with toys in the yard. It was shared that some issues, like vehicles and lawns, are more city concerns than neighborhood. Letters can be sent to the city for resolution. It was suggested to take photos and send an email. Then Chase would submit the information to the appropriate committee. The HOA Board members mentioned stepping in to help so Chase isn't overwhelmed.

The Board discussed a previous concern regarding the grass from the lots that back up to 81st up to the road. It was researched and shared that the residents that own the lots are responsible for the grass all the way up to the road. They own the whole thing, although there is a city easement there. It is for city access only. If the city mows it, they will charge the owner.

Nick said he's lived here for ten years and doesn't see many issues. However, he noted that the pool is expensive for the neighborhood to maintain. He suggested shutting down the pool for a couple of years and using that money to improve the neighborhood. Jo suggested looking to see what other neighborhoods are doing. Perhaps removing the diving board, reducing the depth to five feet, remove lifeguards and allow people to swim at their own risk. Val suggested spending money to upgrade the common areas. Nick volunteered to help with labor. This continued to include neighbors needing help with home and yard maintenance.

President Chase stated he understood Nick's thoughts, and told Jo most of the cost is from chemicals. The pool committee will be selling pass to people outside the neighborhood, with the potential to bring in \$18k.

Redford asked when the last financial audit was completed. Chase said he wasn't sure, and that it is one of the committees that need to be formed. The way financials are monitored was reviewed for residents, including any costs over \$1k needing approval from the Vice President of the Board.

It was mentioned that the pool was resurfaced seven years ago, and that there have always been funds in reserves for repairs and upgrades. Chase said that is why HOA dues recently increased. A budget has been set up to allow for things like that.

It was also mentioned that the treasurer is a paid position. The Board struggled to find a treasurer, and an outsourced auditor was expensive. The need for an audit was revisited, with Board members confirming it should be done. There has

not been an audit committee, as there were no committees at all until recently. Mike suggested an option to volunteer to pay additional funds into the neighborhood. Chase stated he needed to confirm there would not be tax liabilities with that.

Lexie reminded residents that if dues are not paid in full, those residents will not be allowed to use the neighborhood pool. If help is needed, please inform the Board.

Residents discussed the option of a perimeter fence around the neighborhood. The surrounding neighborhoods have one, and they look nice. It would add to the appeal of our neighborhood.

Chase stated he loves living in this neighborhood, and that we all want the same thing. We just have to work together.

The annual meeting is scheduled for March 10, 2025. There will not be a meeting in February, as the Board will be moving to meeting every other month. Items to discuss before the March meeting include what to do moving forward, what food to serve to get residents to attend, and forming committees.

Nick mentioned the speed of cars in the neighborhood, and residents discussed the option of adding speed bumps.

President Chase closed the meeting at 7:57pm.