

TALAVERA HOA 3RD ANNUAL MEETING
MINUTES

Meeting called to order at 6:34 P.M., Tuesday, January 22, 2008

Introduction of current officers Toby Polk, Dawn Finlay (not present) & Gene Stanely.

Voting process discussed

25 Households present

Paul Odom –112 home sites as of 12-31-07, 18 in phase 1 and 94 in phase 2

105 homeowners as of 12-31-07

336 Votes – Paul Odom

105 Votes – Homeowners

221 Votes for a quorum

Toby Polk appointed Proxy for Paul Odom for voting matters.

New Business

Election of new VP

Duties, 3 year term, start as VP then move to Treasurer in year two, then President in year 3

Nominees: Rose Shaw & Weston White

Votes – 17 Weston, 8 Rose, 1 undecided

Proposed reduction in HOA dues to \$150.00, originally \$250/year

Discussed current lawn care provider, Scott Davis

Protective covenants

Polly Carts can't be seen from the street except the night before and day of garbage collection, largest number of current violations

Second largest violation is on street parking

New enforcement:

- 1. Notice of violation letter**
- 2. Warning**
- 3. HOA to file lawsuit against resident**
Resident will pay court costs

Homeowner questions/complaints

Un-mowed lots – contact board who will contact Paul's office

Dogs barking – contact the City of OKC

OKC PD (may have to sign a complaint)

Action Line

Playground or pool in the future? No, too large of a liability

Sprinkler system? Does not need approval of architectural committee

Unapproved buildings, contact board who will review with Paul Odom

Continuation of community

Phase 2 (South side, under construction)

Phase 3 West to property line and North, still at least 2 years away

New Community

Sundara Lakes at 34th and Santa Fe will begin development in about 6 months

Home are in the \$250K-\$350K range (similar to Rock Port)

Misc

New city park being developed at Telephone Rd and 34th

Water treatment plant to the West is still undecided

Covenant violation policy to be distributed to homeowners

Welcoming Committee – Needed

Christmas decoration committee – Needed

Neighborhood yard sale

Removal of temporary Mashburn model 3-6 mos

Neighborhood watch

Homes have been broken into

Report these occurrences to the board as well

South entrance improvements

Revisions of community plot on Odom website

Directory questionnaire to accompany the dues letter

Dues letter due out in 2 weeks

Dues should be submitted by 03/31/08

Meeting adjourned at 7:40 P.M.

Board of directors meeting – minutes

Called to order at 7:55 P.M.

Communication between board members

Adjourned at 8:05 P.M.