

Talavera Home Owner's Association Meeting

Meeting Minutes

Meeting Held:

April 5, 2011 - 7:00 p.m

Location:

Baptist Church – Oklahoma City, Oklahoma

Opening:

The meeting of the Talavera Home Owner's Association (HOA) was called to order by Roger Randol at approximately 7:00 p.m. on April 5, 2011 at the Baptist Church located south of the Talavera Neighborhood in Oklahoma City, Oklahoma.

Present:

Attendance sheet can be provided upon request.

Agenda:

The following agenda items were proposed and approved for discussion:

- Call to Order (President Roger Randol)
- Introduction/Review of January 2011 HOA meeting minutes
- General business
- Review of fee schedule
- Volunteers for compliance committee
- Questions and Comments
- Adjournment

Review of Minutes:

A review of the minutes from the February 2011 meeting was conducted.

Open (Old) Business:

There was no old business to discuss.

New Business:

The following items were discussed:

- A proposed fee schedule for issuing fines for certain violations of the covenants was distributed and discussed. There was no opposition to the fee schedule. The fee schedule is currently being reviewed by the developer and his lawyer. Once approved the covenants will be amended to include the fee schedule.

- Volunteers are requested for the compliance committee. If you have any interest please visit with a member of the HOA Board.
- Additional Items:
 - Discussion was held on the presence of registered sex offenders living in the neighborhood. It was conveyed that the known sex offenders would be served a letter informing them they were in violation of the neighborhood covenants and will be required to move out of the neighborhood.
 - Discussion was held about electronic notifications and how useful they would be. It was responded that all meeting minutes, newsletters, announcements, meeting notices, etc. would be posted on the website. Additionally, the board is currently populating an e-mail group for the neighborhood through which correspondence will be delivered.
 - Discussion was held on the high number of solicitors in the neighborhood. It was responded that signs will be made and posted at the entrances of the neighborhood that state no solicitation.
 - A comment was made just to keep the Board informed that broken polycarts sometimes sit out for multiple days until the City comes out and replaces them. It was responded that this was understood by the Board and not an issue at all.
 - A comment was made about the sludge leaking out of the sanitation trucks. It was responded that the City should be notified about this issue.
 - A comment was made pertaining to a tall storage shed in a backyard along Santa Fe. It was responded that this issue would be looked into.
 - Discussion was held about parking in the street. It was responded that nothing can be done about this since these are City owned and maintained streets.
 - Discussion was held about how the home sizes of newly constructed homes are not what were promised by their realtor. It was responded that this issue should be taken up with the developer.
 - Discussion was held about potential decorative trees being placed around the “castle.” It was responded that this would be pursued.
 - Discussion was held about the lights illuminating the “castle” and how some of them are broken. It was responded that this issue would be resolved. A potential fix may be to replace the lights with in ground fixtures.
 - It was presented that the Board is looking into decorating both entrances as well as the median/trees along 169th Street for the Christmas season. A comment was made that the lights around the “castle” could be changed to red and green during this time as well.
 - It was presented that the Board will be determining a yard of the month for every month from May to August, as well as the best Christmas light display. It was discussed and agreed upon that in order to win prizes, the homes must be current on all dues and fines.
 - Discussion was held on a potential stop sign along 172nd Street. It was responded that stop signs are not a method for “traffic calming” and that the City will only place a stop sign if warrants are met. At the current time neither the crash history nor the traffic volumes warrants stop signs at any of the intersections. Other methods for traffic

calming will need to be pursued and discussed with the City. Further discussions will be held with the City for possible solutions.

- A comment was made pertaining to a potential construction entrance off of 164th Street. It was responded that this would be discussed with the developer.

Agenda Items for Next Meeting/Open Business

- There was no open business.

Adjournment

The meeting was adjourned at approximately 7:45 p.m. by Roger Randol. The next general meeting is yet to be determined and will be posted on the website.