

Sundance Homeowners Association

Board of Directors

P.O. Box 586
Choctaw, OK 73020

1. CALL TO ORDER by Brent: 6:48 pm

2. ROLL CALL:

X	Brent Bloyed, President	X	Anita Young, Treasurer
X	Maggie Woodring, Vice President	X	Steve Harwell, Member-at-Large
	Vacant, Secretary	X	Chris Ford, Member-at-Large
	Adonica Whelton, Asst. Secretary	X	Michael Noel, Member-at-Large

3. OPEN FORUM: Various homeowners expressed concerns about erosion, garbage cans, extra garbage beside house, golf carts from Avalon Lakes and Sundance. Calling MWC Code Enforcement regarding extra garbage and calling 911 for the golf carts was recommended. Police were called one time but the cart was gone by the time the police arrived. Possible to mow hills and growing native grasses, but that may be restricted by Midwest City ordinance. Concern about drainage and minutes being available publicly online. We're waiting on OG&E to give Adonica final information for installation. Supervisor told Brent no cost for pole, but employee told Adonica there would be cost.

4. ADJOURNED to Executive Board Meeting @ 7:35 pm Motion by Brent, Seconded by Michael, Unanimous Approval.

5. FINANCIAL REPORT: August Minutes Unapproved Correction: 53 houses with outstanding dues in August. Now 40 houses. Bank Balance: \$23,019 Expenses thru Feb. 2023 (including \$3,000 Emergency Fund, but excluding attorney fees): \$15,702 Balance remaining: \$7,317 Dues Still Owed: \$11,076

6. EROSION: Anita brought Schafer Construction's bid to fix erosion on south hill (two big, one small) and on east hill (3 small) and drainage under north hill sidewalk - \$9,000 materials and labor. Maggie reported she was still waiting for estimate from Lollis Landscaping.

7. Real Estate Investment Trust (REIT) NEIGHBOR needs erosion letter sent to owner (NEXPOINT LLC - Charlotte NC). Letter still needs approval by future attorney.

8. **WEBSITE** looking at possible redesign and contractor for next year. We paid Angela's Design \$515.90 August 2022 for one-year of service.
9. **ATTORNEY REPORT** by Anita. She and Adonica interviewed Larry Ball of Halle & Still on Sept. 12. Positive feedback given by Adonica and Anita. Email vote to hire Larry Ball was held:

	Brent Bloyed, President	X	Anita Young, Treasurer
X	Maggie Woodring, Vice President		Steve Harwell, Member-at-Large
	Vacant, Secretary	X	Chris Ford, Member-at-Large
X	Adonica, Asst. Secretary	X	Michael Noel, Member-at-Large

10. **ATTORNEY MEETING/ADVICE** suggested by Brent if we hire Larry Ball regarding enforcement, fee schedule, RV/boat parking, sheds, parking, etc.
11. **SHED:** Any homeowner who builds an unapproved shed and who backs up to the Common Area must remove it per covenants. Homeowner we are in contact with will be told by Brent to remove his shed.
12. **MONTHLY MEETINGS:** Brent made a motion that we keep our meetings monthly at the Charles Johnson Building. Michael seconded. Unanimous Approval.
13. **MONTHLY NEWSLETTER:** Maggie volunteered to create and manage distribution of HOA Newsletter. First one to be delivered a week before NNO.
14. **NATIONAL NIGHT OUT – Tuesday, Oct. 4, 2022 from 6:30 – 8:30 pm:** Midwest City's options were discussed with Barbara as possibility for next year's NNO. They buy chicken strips (Crest), Deli Sandwiches (Sam's), etc. The Taco Republic Food Truck (new name Taco Empire) report by Anita: \$150 to reserve. \$700 minimum. Motion made by Steve to hire food truck this year, seconded by Anita. Unanimous Approval.
15. **ADJOURNMENT @ 8:45 pm:** Motion to adjourn by Brent. Seconded by Maggie. Unanimous Approval.

