

SURREY HILLS HOMEOWNERS' ASSOCIATION #1
ANNUAL MEETING
SATURDAY, FEBRUARY 23, 2019
At the Surrey Hills Baptist Church

Board members in attendance were:

Mike Stratz, Kathy Phillips, Mary Garrett, Curtis Cromwell
32 Members attended

Mike opened the meeting at 10:00 AM. However, without enough in attendance to substantiate a quorum of 60% of the membership in order to hold a vote, as is required by the Covenant, the Annual Meeting was immediately adjourned and a Special Meeting which does not require a quorum was called to order 15 minutes later.

Mike reported that an opening has come up on the Board. Ceeja Malmkar and Bob McWilliams have both expressed an interest in this position. Ceeja was nominated at a previous Board meeting. Faith Rottmayer made a motion and Curtis Cromwell seconded it to nominate Bob McWilliams as well. Mike indicated that according to the ByLaws the Board must consist of 3 voting members. These 3 members can be selected to fill the positions of President, Vice President and Treasurer. All other positions would be non-voting positions appointed by the Board.

Faith Rottmayer volunteered to be the treasurer and Jason Warner and Nikcora Clouse volunteered to be non-voting members on the Board. It was decided that the 3 voting Board members that the Covenant requires would be Mike Stratz, Bob McWilliams and Ceeja Malmkar. The non-voting members would be Mary Garrett, Faith Rottmayer, Curtis Cromwell, Nikcora Clouse and Jason Warner.

Mike announced that the HOA has changed their accounting services. We will no longer use NeighborhoodsPlus, but instead will now use HOA Services of Oklahoma. This is a local, family owned company operated out of Piedmont by Stacey and Titian Burris. Mike introduced Stacey who indicated that she was there to meet the residents and answer any questions they might have. She also brought copies of the financial statements for those who might want to read them. Stacey also indicated that this new accounting service will be able to identify the homeowners when a new home is purchased in the HOA in order to add them to our membership.

Mike reported that the dues has been raised from \$210 per year to \$220 per year. This is a 5% increase which is all that is allowed by the HOA By-Laws and it increases our revenue by around \$4,000 per year. The billing cycle has been reduced from 3 times a year to 2 times a year in order to save money on postage. The first half of the year will be billed on March 1 and the second half of the year will be billed on September 1. Payment plans can be worked out as needed by anyone requesting it.

Mike reported that the outstanding dues balances have been reduced due to recent successful collections. We now only have 52 homes that are over \$200 past due. However, there are still a lot of homes that carry large past due balances. The outstanding balances currently total around \$40 to \$45K.

Mike reported that the the insurance coverage for the HOA has been changed from Philadelphia to State Farm, which will save the HOA a lot of money.

It was decided to raise the fee for use of the HOA #1 pool by non-HOA residents from \$75 to \$125 per season. This would be in line with what HOA #2 charges.

Mike adjourned the meeting at 11:30 and an impromptu Board meeting followed.

Respectfully submitted,
Mary Garrett, Recording Secretary