**Ravens Crossing Homeowners Association**

**Annual Meeting**

**Thursday, June 15, 2023**

**At North Heights Church of Christ**

**11710 S Memorial Drive Bixby, OK 74008**

**Present Board Members and HOA Management Services Representation:**

Gerald Burrow, Linda Burrow, Gail Phillipo, Phyllis Webb, Melanie Holland, Jenny Brown of HOA Management Services

**Gerald Burrow called the meeting to order at 7:04pm.**

**Melanie Holland read through the meeting minutes from the 2022 annual meeting.**

**Gerald Burrow provided a President’s Report:**

* Refurbishing of Pool Area
* Gail presented more information about this topic later in meeting
* By-Law addendum restricting property rentals for less than 12 months
* Gerald noted this received 70% approval from members
* Investigating placement of video tagging/monitoring systems for entrances
* Gerald stated we will be looking into this closer in the next 12 months.
* Restriction of solar panels on neighborhood residences and common areas.
* Gerald presented several articles about the negatives to having solar panels.

1) Takes away from state revenue

2) Hazardous Waste Concerns/not easy to dispose of

3) Unattractive in appearance

* Russell Gibbs stated there was nothing presented to show the positive side to having solar panels
* David Pentecost noted solar panels are heavy and expensive to dispose of.

\*Of the members present, there was a majority vote to proceed moving forward with looking into adding language to By Laws restricting solar panels.

* HOA membership dues for the 2023 - 2024 time period
* Dues being reduced to $450

There were no further comments on the President’s Report.

**Presentation of Financials by HOA Management Services:**

Jenny Brown with HOA Management Services gave a presentation of the financials.

* Jenny walked through the columns of the budget – budget from prior year, actuals from prior year and the proposed budget for the upcoming year. She walked through many of the budget lines and what they included.
* Jenny stated some of the numbers were skewed a bit due to either delinquent payments or early payments, and also bills that got paid before financials were printed (reflecting 13 months of payments instead of 12).
* Russell Gibbs asked for specific amounts related to pool costs, and Jenny highlighted the insurance, licensing, materials/supplies and maintenance services. Russell stated ½ our costs are pool-related and Jenny noted that the pool is a benefit to property values.
* Jenny also noted the Bank Interest and Late Fee amounts got flipped on the Financials.

**Pool Updates:**

Gail Phillipo shared information about the pool:

* Pool was resurfaced in the past year – first time for this to ever be done.
* Gate was repaired a few weeks ago.
* New pool rules drafted and presented – it was stated that all the new rules came out of a committee of board members and City of Tulsa guidelines.
* New Pool Reservation Rules – Gail gave the email address for reservations. Can reserve for 3 hours, one time a year. Max of 20 guests and within 9AM-9PM.
* Gail stated she has the keys if anyone needed one
* Gail also let everyone know if they saw any issues at the pool, or with the pool bathrooms, to let her know
* Randy Curtis had concerns with the new pool regulation of minors under 16 requiring adult supervision. Gerald responded that he would invite Randy to the next board meeting for further discussion.

**Election of Officers:**

Gerald opened the floor for nominations for the 2023 to 2024 HOA board. Gerald noted the new board would be inaugurated following this June 15, 2023 meeting.

The following were nominated and unanimously elected to serve on the Board:

Allen Johnson nominated the entire current Board to serve again (\*noting Miona, Denzil and Lisa resigned).

* Elizabeth Harwood was nominated/elected to be the newest member of the Board

2023-2024 Board Members: Gerald Burrow, Linda Burrow, Gail Phillipo, Phyllis Webb, Iris Griffin, Elizabeth Harwood, Melanie Holland

**Unfinished Business:**

* Gail Phillipo presented information regarding landscaping.
* Gerald Burrow asked if there was any unfinished business and there were no comments.

**New Business:**

* Gerald stated we would be working on website enhancements soon.
* David Pentecost brought up suggestion of putting speed bumps in throughout the neighborhood. It was stated that we would probably have to go through the City of Tulsa to look into that. Jenny was also going to look into this for us. Board will explore this further.

Gerald requested the newly elected board to remain for an organizational meeting following the conclusion of this annual meeting.

Gerald Burrow adjourned the meeting at 7:48pm.

Submitted by Melanie Holland, Secretary