

ROSEDALE GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 12, 2019

Board Members Present: Garry Thompson, Jim Stewart, Tommy Fagan, and Virginia Lawrenz

Others Present: Anita Thompson, Resident and Teresa Ralls and Michael Biddinger, Michael Biddinger Real Estate (MBRE), Property Manager

Garry Thompson called the meeting to order in the clubhouse at 9:30 a.m. and welcomed our new Board member, Jim Stewart. At the Special Board meeting following the Annual Meeting in December, the following director positions were determined: Garry Thompson, President; Jim Stewart, Vice President; Teresa Seikel, Secretary; Virginia Lawrenz, Treasurer; and Tommy Fagan, Member-at-Large. Garry, Teresa and Virginia are serving the last year of their two-year term and Jim and Tommy are serving a two-year term.

The November 10, 2018 meeting minutes were approved by email. Additionally, the Board approved via email the payment of the \$343 invoice for the annual premium for HOA's Fidelity Bond insurance.

The Treasurer reviewed the December 31, 2018 financial statements noting the actual operating expenditures were approximately \$5,000 less than the budgeted amount and no expenditures were made from the Major Repairs and Replacement fund. Tommy Fagan moved to approve the Financial Report, Jim Stewart seconded and the report was approved. The Board also discussed investing some of the Reserve cash fund in Certificates of Deposit to be followed up on by Virginia. Garry raised a question regarding the phone bills, and Teresa Ralls will report at the next meeting on a wireless option for the gate telephone. The Board talked about the need for raising the dues some time during the year and will discuss in depth at a future Board meeting.

#### OLD BUSINESS

Delinquent dues – Teresa Ralls reported that two homeowners who are required to pay quarterly in advance were delinquent as of January 10. The Management Company will follow up with these homeowners.

Bids for mowing and irrigation system for 2019 – Teresa Ralls reviewed the four bids received by the Management Company for these services. After a discussion by the Board, Jim Stewart moved and Tommy Fagan seconded the motion to retain the current vendor, Landscape Enterprises. The motion passed.

Bids for services for 2019 for pool maintenance – Teresa Ralls will forward the three bids received by the Management Company for these services to the Board for discussion and action at the next Board meeting.

It was also noted that Garry will contact the Pool Manager from 2018 to determine her interest in continuing in that role and remind her that her required pool license with Oklahoma needs to be renewed.

## NEW BUSINESS

Homeowner complaints about vehicle parking on 119<sup>th</sup> – Numerous complaints have been received regarding this vehicle and the HOA covenants do not allow such a vehicle to be parked on the street. The Management Company will follow up with the homeowner.

Homeowner directory and contact information – The Management Company will update the one-page resident roster. Residents are reminded to inform the Management Company of any changes in their information.

Gate repair and homeowner codes – The gate phone system has been repaired. Garry asked that the Management Company keep him informed of homeowner changes so the gate codes can be up dated appropriately.

Fidelity Bond – Virginia reported that there are time during the last year that the HOA cash accounts exceeded the \$125,000 coverage of the Fidelity Bond. To increase the coverage to \$150,000 will be an approximately \$18 annual premium increase. Garry moved and Tommy seconded the motion to increase the coverage to \$150,000. The motion carried. Michael Biddinger reported that the Fidelity Bond coverage by their firm more than exceeds this amount.

## COMMITTEE REPORTS

- ARC – A mail box installed on 118<sup>th</sup> did not receive prior approval by the ARC, and it is not black and the base is unfinished. The Management Company will follow up.
- Social Committee – Anita reported that the Christmas luncheon was canceled due to the weather; however, residents did not show much interest in it. The Board discussed what functions, if any, would be of interest to residents. Further discussions will be held on this topic.
- HOA reported issues – Garry requested that the Tracker of HOA issues maintained by the Management Company be updated on a timely basis and submitted to the Board prior to its meetings. Virginia requested that the agenda for Board meetings be sent to residents several days in advance of the meeting.

## HOMEOWNER CONCERNS

None reported

The next Board meeting is scheduled for February 23, 2019, at 9:30 a.m. at the clubhouse.

The Meeting was adjourned at 10:30 a.m.

Respectfully submitted,

Virginia Lawrenz, Acting Secretary