



**Meeting Minutes for Oakwood East Homeowners Association Board
Charles Johnson Building**

Meeting called to order April 12, 2024, 6:30 p.m. by HOA President Brandon Pitts

Directors in attendance: Brandon Pitts, Clifford Dean, Glynn Walker, Carolyn Wooten, Steven Hartsell, and Callie Nelson

Police responded to 18 calls for service, additionally there were 16 Special Emphasis Patrols.

Midwest City's Community Development team is going to clarify with the City's Engineer on who is responsible to clean the concrete grids inside the neighborhood at the end of the spillways. We will follow up at the May meeting.

Treasurer's report indicated 106 residents had not paid their 2024, as of April 12th. We have one pending property sale to date and four from March that are scheduled to close in April, all to individuals.

The Neighborhood Compliance Committee reported the City passed the (brick) stem wall design plans on the building in the park and the construction company could proceed. He was also told by an OG&E project manager, the crews are scheduled to begin uprighting the eight new light posts in the common area on May 3, 2024. Members discussed options for the third line of action for residents/tenants who continue to violate the Restrictive Covenants. Phase III of the creek dredging to improve the water flow between the North and South ponds has been completed. The excess soil was used to fill in the low spots and grade the banks to improve the rain runoff. (Side note, the HOA is complying with MWC's requirements to brick the building since it is in a residential area).

The Neighborhood Events Committee reported the Neighbor Garage Sale will run the weekend of May 17th - 19th.

For new business, two issues were proposed, discussed, seconded and passed unanimously.

1st issue: A motion was made to waive the late fee charge and bookkeeper fee when the last person on the deed passes away during the fourth quarter of the previous year or the first quarter of the current year, while we locate the estate's trustee or attorney to provide correspondence to them. The annual dues will still be owed and if not paid by May 31st, of the current year, a lien will be filed. The account will not be turned over to collections due to the extra expense.

2nd issue: A motion to incur costs to mail out invoices when new charges are added to the account i.e. late charges and bookkeeper fees. Collection fees won't be included since they are added by the third party.

Next HOA meeting will be on May 10, 2024 at 6:30 p.m. Meeting was adjourned at 8:24 p.m.