



Meeting Minutes for Oakwood East Homeowners Association Board Charles Johnson Building

Meeting called to order September 11, 2025, at 6:30 by HOA Vice-President, Clifford Dean

Directors in attendance: Clifford Dean, Allan Griffin, Glynn Walker, Leslie Sweaazea and Callie Nelson

President, Steve Hartsell was not able to attend, proxy was granted to Glynn Walker.

Director, Carolyn Wooten was not able to attend, proxy was granted to Clifford Dean

Midwest City Police responded to 10 calls in our neighborhood. They performed 11 special emphasis drive bys.

Treasurer reported emailing financials to board members on September 9, 2025. Also attached were two proposed letters for homeowners regarding their 2026 dues. One provided in depth details on why the board is increasing the 2026 dues to \$260.00 and an explanation on why they are receiving them earlier than ever before. The second option was a scaled down version. The board discussed their views and voted unanimously on the detailed version. The treasurer has verified approximately 36% of the homeowner's billing information, to date. Once the task is completed, the 2026 invoices will be prepared to mail. The HOA paid our vendor for repairs to the teardrop flower bed after an auto accident and mailed an invoice to the homeowner. There are three properties currently in escrow.

The Common Area Committee reported repairs on the North pond erosion by the parking lot is scheduled to begin on September 29th. They will begin tearing out the rotten railroad ties beforehand, if time permits. The parking lot will be blocked off for the resident's safety and heavy equipment access. Please respect the barriers and use extreme caution in that area until repairs can be completed. The project is approximately 200 feet long. The same vendor will be pulling the weeds out of the railroad ties and thinning out the Primrose growth in the South pond. They can not reduce growth in the North pond because of habit conditions for birds. They committed to trenching along the South pond sidewalk where water ponds after rainfalls.

The Architecture Committee had approved a couple of fence replacements requested by residents. They are going with wood and/or vinyl. The height approvals were granted to the ones along SE 15th Street. A roof replacement shingle color was approved as well.

A Midwest City Code Enforcement Officer attended our meeting. He complemented the eight residents on Gerrie Street for bringing their properties up to code. He also said taping the erosion area off kept the HOA from being fined. Their department will continue to focus on property violations like failing fences, tall grass, missing retaining walls, broken down cars, roof neglect. He said cars parking on the street falls under the Police Department's jurisdiction. Complaints about chickens, ducks, snakes and rats have increased and that residents should contact Animal Control.

The Compliance Committee discussed how parking in the streets is a large issue, especially emergency responders. Residents that have to park in the street must obey code for direction, distance from curbs, fire hydrants and mailboxes; and visibility. Again, section 8.18. Parking of the OEHOA Covenants state, "All vehicles owned by the Lot Owners shall be parked in the garages of each dwelling; Owners may

park such vehicles in their driveway or temporarily on any street, subject to laws and ordinances of the City.”

The Event coordinator confirmed National Night Out is on October 7th, from 5:30 - 7:30, or until the food runs out. Shep’s Burgers and Monte’s Gourmet Hotdogs will be back. This is a time for our residents to meet and mingle with neighbors.

There being no new business, the meeting was adjourned at 8:00. The next HOA meeting will be on Thursday, November 13, 2025, at the Charles Johnson Building beginning at 6:30 p.m.

Next Bulk Pickup is the week of December 8, 2025.