

# Cambridge Park

## PROPERTY OWNERS ASSOCIATION

P.O. Box 15772 Del City, OK 73155

April 22, 2008

The annual meeting was called to order at 7:05 pm on April 22, 2008.

### ATTENDANCE:

37 homeowners were in attendance. This amount represents 22% of the homeowners in the subdivision. Two guests were also in attendance. OKC Councilman Pete White and local business owner, John Edwards of Wash Me, LLC located on S. Sooner Rd. All current officers and board members were in attendance.

### COMMENCEMENT OF MEETING:

John Berezna, acting President, introduced the current Officers and Board Members.

### GUEST SPEAKER: OKC COUNCILMAN PETE WHITE:

Mr. Berezna then formally introduced OKC Councilman Pete White of Ward 4. Santos Hernandez then read the bio of Councilman White. Councilman White addressed issues affecting our community. It was mentioned that the in a year or so, Oklahoma City would be installing a light at 82<sup>nd</sup> and Sooner Road to help alleviate the morning and afternoon traffic situation. Crime issues affecting our community were discussed. The subdivision has experienced some car break-ins as well as home burglaries in the last few months. Councilman White spoke of the importance of the association establishing a Neighborhood Patrol Watch. Santos Hernandez is a member of the Neighborhood Alliance and mentioned to all homeowners the importance of calling the police when a crime has happened so the crime statistics are accurate.

Councilman White also talked about code enforcement issues, Oklahoma City police department manpower allocation. He also mentioned the idea of block party whereby members could meet their neighbors and get to know the community better. He briefly spoke on the plans for the Oklahoma Heart hospital to be built off of Sooner Road and I-240. The frontage road on the south side of I-240 would be opened up between Sooner and Sunnyslane roads. Councilman White also mentioned that SE OKC area is really growing with new business opening up all the time. The Heart hospital is scheduled to be opened in late 2009 – that alone will bring many jobs to the area and help us keep this area of OKC alive. He

mentioned issues concerning Lake Draper and decisions recently made by the City Council. At this time, the area surrounding Lake Draper would not be commercially developed.

A particular point of interest is that he mentioned how to contact his office, his assistant, Jean Morton to address issues regarding our community such as street signs, parking concerns and street lights. She is quite efficient and will get the job done.

FINANCIAL REPORT:

Spending by Category  
Expense Categories

Lawn Care	\$5,805.47
Metal Signs for website and annual meeting	\$ 627.93
Plaques/Engraving for YOM winners	\$ 392.04
POA : Treasurer Duties	\$ 615.00
POA : Secretary Duties	\$ 600.00
Bills : Online/Internet Service	\$ 310.00
Mail : Stamps	\$ 308.52
Bills : Water & Sewer	\$ 267.21
POA : Court house Fees	\$ 247.00
Reimbursement	\$ 158.68
Meal Expenses:	\$ 130.00
POA : Office supplies	\$ 108.73
POA : Printing	\$ 86.14
Bills : Electricity	\$ 85.73
Bills : Post office box fees	\$ 70.00
POA : Envelopes	\$ 6.49
Taxes : Federal Income Tax	\$ 3.85
Total 2007 Expenses	\$ 9,822.79
Current Checking Account Balance (as of 1-19-08)	\$ 17,075.25
Total Outstanding Dues	\$ 1,300.58

As of April 22, 2008, outstanding dues were \$616.21.

The financial report for the period ending March 15, 2008 was read and reviewed by members in attendance. A vote was taken and a majority accepted the financial report as written.

There was brief discussion as the landscaping expenses. There was suggestion made as to a Community Work Day whereby volunteers would meet for the day and work on landscaping areas in the subdivision.

The contract process was discussed by Lou Negron. Charles Johnson mentioned the process involved with obtaining bids from the landscape companies. Mr. Negron mentioned that it takes 3 bids before it goes before the Board for a vote

AREAS OF CONCERN:

Parking issues were addressed. Apparently, some of the streets have an unusually high number of cars being parked where it causes a hazard to other vehicles traveling in the area. Particularly in the area at 87<sup>th</sup> Street and Lilly Lane. One homeowner mentioned having parking decals to identify cars that are “legally” parked in front of a residence. OKC Action Line was mentioned. You can call the action line to report code violations, issues of concern. A homeowner on 87<sup>th</sup> Street who has a drainage ditch in their backyard mentioned the problems associated with leaves, branches, etc.

The association website was discussed. Homeowners that have concerns can go to the website and submit a suggestion and/or concern. This submission reaches all board members. There is a homeowner that lives in the subdivision that might be able to provide web maintenance services.

Yard of the Month program was discussed and 2007 YOM recipients were formally recognized at the meeting. Previously, they were recognized with a plaque, car wash certificates and some even received gift cards. In addition, each YOM winner was able to post a metal sign recognizing their accomplishment in their front yard.

GUEST SPEAKER – JOHN EDWARDS:

Santos Hernandez introduced local businessman, John Edwards. He owns the car wash WASH ME, LLC located right across 87<sup>th</sup> street on Sooner road. He spoke about some issues regarding his car wash and his commitment to help support our association and his commitment to help the SE OKC area. He also offered us a discount card - \$2 off an \$8 car wash. He also offered us the use of the land next to the car wash to have a block party. He will provide refreshments, etc. He can have the grass mowed for the party.

ELECTIONS:

Santos Hernandez mentioned the importance of all elected positions and the role that each board member plays on the part of the association. Treasurer and Secretary are the only paid positions as they require a heavier amount of work and travel to courthouse to file liens, etc.

Elections were held. Current vacancies include President, Vice-President, Treasurer and 2 board members. New Officers and Board members were elected by a majority of vote by members in attendance.

Officers and Board Members for the 2008-2009 year are as follows:

<b>President:</b> (2 year term 2008/2010)	<b>Santos Hernandez</b>	<b>Newly Elected</b>
<b>Vice President:</b> (2 year term 2008/2010)	<b>Mark Burney</b>	<b>Newly Elected</b>
<b>Treasurer:</b> (2 year term 2008/2010)	<b>Mackiel Brewer</b>	<b>Newly Elected</b>
<b>Secretary:</b> (2 year term 2007/2009)	<b>Roberta Hale</b>	
<b>Member:</b> (2 year term 2007/2009)	<b>Charles Johnson</b>	
<b>Member:</b> (2 year term 2008/2010)	<b>Jimmy Copeland</b>	<b>Newly Elected</b>
<b>Member:</b> (2 year term 2008/2010)	<b>John Berezna</b>	<b>Newly Elected</b>

ITEMS TO BE ADDRESSED BY THE BOARD IN THE COMING YEAR:

The Board will develop a budget regarding all association expenses and a newsletter that will be distributed to all homeowners. A brief discussion was held regarding amending the current covenants and restrictions. The Board also has an interest in holding a Block Party. A brief discussion on a Welcome Wagon Committee. Currently, the secretary has the responsibility of meeting all the new homeowners and providing a copy of the covenants and restrictions.

The Board also wants to establish a Neighborhood Crime Watch Patrol. It will require 30 volunteers from the subdivision before a training session can be scheduled with the Oklahoma City police department. It is a 2-hour commitment per month for each volunteer. There was a brief discussion regarding the fuel expense involved with a patrol watch. Possible hours of 1:30 am to 4:30 am were mentioned.

Meeting adjourned at 9:08 p.m.

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**Santos Hernandez**  
President

Attest:

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**Bert Hale**  
Secretary