Forest Oaks Homeowners’ Association Meeting

October 29, 2018

Minutes

The regular meeting of the Forest Oaks Homeowners’ Association took place on October 29, 2018, at 1709 Running Branch Road, Edmond, Oklahoma. Those present were Dwayne Page, Shelia Brown, Ron & Susan Ivey, Eric & Sarah Stearman, Marc & Elaine Weinmeister, Betty Butler, Ruth Leavitt, Lisa Hudson, Nila Rouk, Warren Stickrod, David & Glenda McKee, Kristi & Joe Strubhart, Jo Ann Miller and David Timberlake.

President Dwayne Page called the meeting to order at 7:10 p.m. Everyone introduced themselves.

Dwayne called for approval of the minutes from the last regular meeting held on February 26, 2018. The minutes were approved as written.

Shelia Brown presented the treasurer’s report. Expenses thus far have been $5,752.47. Yard of the Month expenses were over budget since we purchased a new sign. Of our sidewalk repair fund, $245.52 has been awarded to the McKees for their sidewalk repair. Jo Ann Miller moved to approve the expense summary. It was seconded and approved.

Elaine Weinmeister gave a landscaping committee report. Last February, Cruz cleaned up the entry. In March, we pulled out some plants that did not survive the winter temperature drops. With 7 volunteers on March 24, we planted some perennial plants and spread 30 bags of mulch. Spring planting took place on May 5 with 6 people. The Supertunias, pentas, coleus, lobularia bloomed beautifully all summer long. Patti Taylor planted blue daze, Mexican heather, angelonia, coral bells and caladiums which added fantastic color and appeal. This past Saturday, four people pulled out summer plants and planted pansies and kale. Total cost thus far has been $752.78. The landscaping committee has been blessed with a special contributor, who appreciates the maintenance of the entry island.

David Timberlake, the new owner of the empty lot at our entry, came to the meeting. Dwayne has spoken with Mr. Timberlake and they are working together to find a mutually agreeable way to build on the lot. Mr. Timberlake has cleared the lot of undergrowth and brush, and keeps the lot mowed as needed. Mr. Timberlake gave an update as to his plans and his conversations with the city. The lot has several constraints for construction: a 20-foot-deep creek on the east end, a 60 foot OG&E easement on the south end, a sewer line running north-south through the lot, and zoning. Mr. Timberlake would like to fill in the creek, put parking on the south side under the power lines, have an entry drive near the creek, build 2 duplexes or 2 single-family homes, apply to the city to vacate the sewer pipe since the city says they will vacate the sewer line easement, and move a manhole near Ridgecrest. Homeowners voiced their disapproval for duplexes as our neighborhood has only single-family residences. Mr. Timberlake would like homeowner support for filling in the creek, as the city has expressed disapproval thus far due to water flow studies.

Mr. Timberlake has a long history of building high quality commercial buildings including the new city offices downtown Edmond, all the Crosstimbers campuses on Covell, the safety center as well as school construction, Bass Pro Shops, etc. He went on to say that he remains involved in the Timberlake Construction business he founded although his son is the primary officer, and they are the successful bidder on the Will Rogers airport expansion. Mr. Timberlake is the chairman of the uniform building code commission, and is keenly aware of the rules of construction. Those present voiced appreciation for Mr. Timberlake’s interest in the property, and their hope that an attractive, quality residence will ensue.

Since new construction has not occurred in Forest Oaks in many years, Dwayne mentioned that we no longer have a Building Committee to approve construction plans. Mr. Timberlake mentioned that the lot has to be replatted, and that a duplex would require rezoning. Mr. Timberlake is not close to building anything there at this time.

Marc Weinmeister asked if we need to establish a Building Committee or if Mr. Timberlake will present his design to the HOA. Kristi Strubhart suggested that the Forest Oaks Executive Committee serve as the Building Committee. It was also suggested that the Executive Committee appoint an Ad hoc Building Committee. Mr. Timberlake will comply with the city of Edmond and will work with any Building Committee our HOA may establish. He may even sell the property to a home builder in the future.

In connection with zoning issues, Dwayne mentioned the existing Edmond Plan IV and that there is talk of shifting some zoning areas to expanded allowances in the new Edmond Plan 2018. As of now, the new plan has not been adopted, and several meetings will take place until a final decision is made. If adopted, our neighborhood might be classified a “mid-century neighborhood.” This would entail new zoning allowances. Nila Rouk voiced concern over these changes.

The next order of business was officer nominations and elections. The slate of officers is President: Dwayne Page; Vice President: Warren Stickrod, Secretary: Elaine Weinmeister; Treasurer: Shelia Brown; Officer-at-Large: Donna Friedberg. Nila Rouk nominated herself to the position of Officer-at-Large. Shelia Brown suggested Nila act voluntarily as a liaison with the city and allow Donna Friedberg to remain in the office. Betty Butler moved to accept the slate as presented. Ruth Leavitt seconded the motion. The vote was approved.

In unfinished business, Warren Stickrod talked about adding a decorative street light to the entry island. Rather than adding a tall decorative light, Warren wants to add a shorter light at the south end of the island. He would like to add some lower lights at the ground level on the Bryant side to add light to the entry sign. Warren will check with an electrician for feasibility.

Warren also asked about changing the original wooden street light poles to decorative street lights. Shelia warned that this would probably add $25/month per light to our electricity cost. The original poles are grandfathered and the city pays for the electricity.

Shelia reported on the previously mentioned tree wrap idea for Christmas decorations on the lacebark elm. She asked Rodrigo for a quote. It would cost $400 for the lights and $400 to do the work. Rodrigo would put up and take down the lights. After the initial light purchase, the cost would only be for the labor in following years. We could ask Cruz, but he typically does not do this. Marc Weinmeister moved to spend $800 to wrap the lacebark elm for Christmas. Susan Ivey seconded the motion and the vote was approved. After presenting 4 single-color light choices, the members voted to buy green lights. Dwayne has other Christmas lights to put up for the holidays.

In new business, Shelia presented the proposed budget for 2019. Utilities and garage sale line items were increased. A new line item for social events was added. The changes would result in a deficit budget for 2019. However, there were unused funds in most of the line items this year. The proposed budget was presented and approved by a voice vote.

Other Comments:

1. Eric Stearman asked if there is recourse for lawns that are not maintained. You can call Code Enforcement if grass is too tall.
2. Someone asked about business trucks parked in the street. Are these allowed more than 24 hours? A derelict vehicle cannot be parked in the street, and trailers, trucks, boats and other vehicles are supposed to be moved after 24 hours.

Dwayne adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Elaine Weinmeister