



Village Verde HOA
February 18, 2020 Meeting Minutes
Surrey Hills Baptist Church

6:40 p.m. Welcome & Introductions - Kelly Parker

Developer and resident, Kelly Parker, called the meeting to order. He introduced himself and thanked the residents for coming to the meeting. Mr. Parker introduced Jeremiah Lane, HOA Advisory Board member. Mr. Lane introduced himself and his position on the Advisory Board.

6:45 p.m. Update on Development - Kelly Parker/Jeremiah Lane

Mr. Parker stated that the developers have begun to clear the ground for the northwest corner of Expressway/Mustang Road. The intention is to put in a strip center and we have a Mexican restaurant that is interested in leasing space. We should see movement on the ground within the next year. Section 4-5 of Village Verde will break ground within the next 2 years. There was brief discussion regarding the construction crews, roads being blocked, etc. Mr. Lane noted that the bathrooms have been completed for the Splash Pad and Volleyball Court. Fencing, cameras and key fobs for Splash Pad and Volleyball Court will be installed as money is available to the HOA. Trash cans purchased for the parks will be installed within the next 60 days. The water bill to the HOA will increase due to the Splash Pad, we will see the increase this next year. Mr. Parker and Mr. Lane both suggested to follow the Oklahoma City Street ordinances found on the City of Oklahoma City website.

Mr. Lane notified the residents that a couple of changes were made in the CC&R's.

3.1.2 Construction (c) - All construction and non-construction activities shall, in best efforts, not affect the quality of life for the residents of the area, **but in no event shall begin prior to 7 a.m. each day.**

3.3.2 Maintenance of Buildings and Lots - Each Owner shall, at the Owner's sole expense, keep their interior and exterior of the Structure on the Owner's Lot, and the Lot, in a clean sanitary condition, free of rodents and pests, and in good order, condition and repair and shall do or cause to be done all redecorating, painting, landscaping and maintenance at any time necessary to maintain the appearance and condition of the Structure and the Lot. **Any repairs or maintenance shall meet like, kind and quality of existing construction unless approved by Architectural Committee.**



3.3.11 Offensive Activities - No noxious or offensive activity shall be carried on any Lot, or any common area, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants, inclusive of, but not limited to fireworks, explosives, burning, dumping debris, audible discharge and light pollution. All garage sales, approved by the City of Oklahoma City, must also be kept in a neat and orderly manner. **Any violations of that are subject to regulation or rule by the City of Oklahoma City, should be reported to "City Code Enforcement" or OKC Action Line.**

3.3.23 Roofing Material - All roofs must have a minimum 5/12 pitch roof, made of clay, tile, or asphalt composition roofing which is the color of weathered wood, with a minimum thirty (30) year roof, or such other material or color approved by the Architectural Committee. No wood shake roofs shall be permitted. **If roof is repaired – repair must match existing roof shingles as determined by Architectural Committee. If more than 50% of the roof area is damaged by hail, wind or other natural occurrences, the entire roof covering must be replaced.**

Section 4.5 Qualification for Membership - Each fee Owner of a Lot (including Declarant) on the Property and each lessee shall be a member of the Association and shall be entitled to one membership and one vote for each Lot owned or leased; provided that, if a Lot has been sold on contract, the contract purchaser shall exercise the rights of an Owner, for purposes of the Association and this Declaration, except as hereinafter limited, and shall be the voting representative unless otherwise specified. Ownership of a Lot shall be sole qualification for membership in the Association, **providing that such Lot Owner in in "Good Standing". For purposes of this Section Good Standing shall mean that all dues are current and that the Owner has not outstanding liens or open HOA violation complaints.**

7:00 p.m. Financial Statement Overview - Jeremiah Lane

Mr. Lane noted that 2020 HOA Dues were due January 1, 2020. \$300 for Buffalo Grove and Firefly, \$350 for Serenity Trails. Payments can be made online at www.villageverdeok.com, via the paypal buttons. Also, residents can mail their checks to PO BOX 22921, OKC, OK 73123. Please remember to add your address to in the PayPal payment. After March 15, liens will be filed on the address that have not sent in payment.



7:15 p.m. Questions/Discussion/Next Steps - Jeremiah Lane

Below is the list of action items that were mentioned by residents:

- Fountains in the ponds
- Lighting on the Serenity Trails sign
- Lighting on the Buffalo Grove entrance needs to be adjusted
- Trash cans need to be installed
- Pergola/Seating area for the Splash Pad
- Volleyball Court Net to be installed
- Tools for the basketball goals
- Flowers for the front entrances - no volunteers
- Community Wide Garage Sale (April 24-25) - Same weekend as Surrey Hills

7:30 p.m. Adjourn - Jeremiah Lane

Mr. Lane adjourned the meeting with no other business.