

Village Verde HOA
March 7, 2022 Meeting Minutes
Village Verde Splash Pad

Welcome & Introductions – Kelly Parker

Developer and resident, Kelly Parker, called the meeting to order at 6:10pm. Approximately 10 people were present.

Sections 4A and 4B

Sections 4A and 4B (62 lots) will be ready for purchase by homebuilders in Summer 2022.

Section 4C

Section 4C – west of splashpad, soccer field included – will start dirtwork end of 2023 depending on economy.

Farmer's Market & Spots Complex

Discussed starting the plan phase of the Farmer's Market on the north side of NW Expressway at the oilfield dirt road and the Sports Complex on the south side of NW Expressway. These will be independent enterprises and will not affect the income or expenses of the HOA.

HOA Housekeeping

As building begins to occur on the new sections, if issues with contractors arise (trash, speeding, wreckless driving, etc.) please take a picture and send to info@villagevederokc.com.

All playgrounds were re-mulched last week and are ready for use this spring.

All sprinkler systems have been reworked and are operational at this time. Previously these sprinkler systems were sporadic and have caused dead spots and flower beds to underperform. Red dirt has been removed from flower beds and rich mix has been replaced and we should see a better flower bed entrance display this year.

New HOA Amendments to Covenants, Conditions and Restrictions 2022 and new Bylaws were introduced and the meeting. Current residents will have through May 1st to comment on these new amendments/bylaws and provide any feedback. All feedback will be considered and should be addressed to info@villageverdeokc.com.

In general, the amendments provided more guidance for standards such as:

- 18" depth of all steel fence posts;
- If you repair a roof more than 50% the entire roof must be replaced;
- Multi-family units will be assessed additional fees to cover the cost of mowing/maintaining of front yards by the HOA;

- Notices for delinquency will now be charged to the homeowner and there are financial penalties for non-compliance to the CCRs and Bylaws;
- There are now draft letters in the Bylaws which will be utilized as form letters as communication from the HOA to the Homeowners.

Existing Homeowners have through 2022 to come into compliance with the CCR's. These will become effective January 1, 2023.

Pond 3 is being worked to re-sculpt and to make more functional in the next few weeks. This is being paid for by the Developer even though it was turned over to the HOA several years ago.

Parked cars on the street are against the OKC ordinances. Inoperable or delayed parking on the streets will be notified and after 2 notifications the HOA will be contacting the City of Oklahoma City to tow those cars.

Discussed car break ins still being an issue and recommend installing doorbell cameras to help in reducing theft.

Financial Update from HOA

A financial update from the HOA was presented indicating the HOA had revenues of \$72,822.60; total expenses of \$66,037.03; an ending balance of \$10,428.08.; and \$22,446.30 payable to Development.

Questions and Discussion

Further discussion on the applicability of the new CCR's was clarified.

There have only been only a few signups for the neighborhood garage sale March 25-27. We need more participation or this event will be cancelled. Please contact info@villageverdeokc.com with your address to get on the garage sale map.

If you would like copies of the suggested changes of the CCR's/bylaws notify info@villageverdeokc.com.

Adjourn – Kelly Parker

Mr. Parker adjourned the meeting with no other business.

Next HOA meeting Fall 2022.