

**MINUTES**

**ANNUAL MEMBERSHIP MEETING**

Village Verde Owners Association (“Association”)

([www.villageverdeok.com/home-owners-association](http://www.villageverdeok.com/home-owners-association))

**Monday, March 10, 2025, 6:00 P.M.**

Surrey Hills Baptist Church, 12421 North Mustang Road, Yukon, Oklahoma

1. **Preliminary Matters:**
	1. Association Annual Membership Meeting called to order by Association President, Chair of Annual Membership Meeting, and Manager, Village Verde Developers, LLC, (“Declarant”), **Kelly Parker. P.E.** at 6:04 p.m.
	2. No visitors were present.
		1. Note all Members and Visitors must sign in at door.
	3. *Quorum*: Declarant Present. Declarant retains all voting authority for all Lots for all purposes, including appointing all Board Members and Officers under CCR Section 14; Bylaws, Article III, Section 8; Article V, Section 2 by Association Counsel.
	4. Call for approval of past Association Annual Meeting Minutes by Association President posted at <https://www.villageverdeok.com/hoaminutes> and incorporated by reference. Motion made and approved, no discussion.
2. **Old/Unfinished Business:**
	1. *General discussion*
		1. Declarant retains all voting authority for all Lots for all purposes, including appointing all Board Members and Officers under CCR Section 14; Bylaws, Article III, Section 8, and Article V, Section 2
		2. All Member disputes must comply with Dispute Resolution Procedures under CCR, Article 4, Section 4.12
			1. Discussion/Questions regarding past dispute of members engagement of attorney in 2023/2024. Large expenditure shown under Professional Expense on income statement to successfully defend VVOA.

2.2.3 Dale Sanders producing Newsletter – Thank you

2.2.4 Village Verde maintains only 1 Facebook page (Village Verde OKC) and 1 website (www.villageverdeok.com). No others are monitored or responded to.

* 1. *Officer Reports*:
		1. Association President and Architectural Committee Report, **Kelly** **Parker**
			1. Attachment 1 2025 Association President and Architectural Committee Report
				1. Discussion/Questions regarding allowance of 2nd tree in back yard vs front yard.
		2. *Treasurer’s Report*, **Kelly Parker**, gave report in **Dana Parker’s** Treasurer absence, (CCR Article 4, Section 4.8, Article 7)
			1. Attachment 2 Association 2024 Statement of Unpaid Assessments for each Lot (CCR, Article 7.2)
			2. Attachment 3 Association 2024 Financial Statements (Bylaws, Articles IX, Section 4.8)
			3. Attachment 4 Association 2024 Statement of Income and Expenditures (Bylaws, Articles X, Section 9 (d))
			4. Attachment 5 Association 2025-2027 Three Year Annual Budget (Bylaws, Articles X, Section 9 (d))
				1. Chair called for Motion to Approve Association Attachment 5 Association 2025-2027 Annual Budget

Chair lead Discussion/Questions regarding Professional Expense, unpaid dues/assessment, fines for noncompliance with CCR requirements.

Declarant to Vote

* 1. *Committee Reports*:
		1. Nominating Committee for Association Board/Officers (**Kelly Parker, Chair)** (3 Minutes)
			1. Declarant retains all voting authority for all Lots for all purposes, including appointing all Board Members and Officers under CCR Section 14; Bylaws, Article III, Section 8; Article V, Section 2Declarant appoints the following Officers and Directors for the Association for 2025:

President – Kelly Parker, P.E.

Vice President – Scottie Bryan

Secretary – Matt McGuire

Treasurer – Dana Parker, CPA

1. **New Business:**
	1. Notice and Agenda timely distributed to Association Members
	2. Dirt moving occurring on NW Expressway & Mustang in preparation of potential commercial lot sales.
2. **Adjournment and Announcement of Next Annual Meeting by Chair** (2 minutes)
	1. 2026 Association Annual Meeting, will be first part of March 2026 at:
		1. 6:00 p.m. at Surrey Hills Baptist Church, 12421 North Mustang Road, Yukon, Oklahoma
	2. Call by Chair Motion for Adjournment at 7:29 p.m.