



NOTICE AND AGENDA

ANNUAL MEMBERSHIP MEETING

Village Verde Owners Association (“Association”)

www.villageverdeok.com/home-owners-association

Tuesday, March 12, 2024, 6:00 P.M.

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

1. Preliminary Matters:

- 1.1. 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.** (3 Minutes)
 - 1.1.1. Appointment of Meeting Parliamentarian, Legal Counsel, and Minute Recorder **Robert Lee Rainey**
- 1.2. Introduction of Visitors by Chair (2 Minutes)
 - 1.2.1. Note all Members and Visitors must sign in at door, Association Treasurer, **Dana Parker**
- 1.3. *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, **Robert Lee Rainey**
- 1.4. Call for approval of all past Association Annual Meeting Minutes by Association Treasurer posted at <https://www.villageverdeok.com/hoaminutes> and incorporated by reference, Association Treasurer, **Dana Parker** (2 Minutes)

2. Old/Unfinished Business:

- 2.1. *Reminder by Chair* (5 minutes): Second Amended and Restated Supplemental Declaration and Conditions, Covenants, Conditions, Restrictions, Easements, and Reservations for Village Verde and supporting Bylaws (“CCR”): (1) were first discussed at a General and Annual Membership Meetings on December 10, 2020, November 1, 2021, and March 7, 2022, (2) were presented, distributed, and discussed with all Association Members during the Annual Membership Meeting on March 7, 2022, (3) were provided to all Association Members nearly a two month Notice and Comment Period, for which only two comments was received, and (4) were filed June 28, 2022, and are at: www.villageverdeok.com/files/ugd/3e60ae_b4b8f9dec5934168a3abc22fc1fc5a62.pdf and incorporated by reference
- 2.2. *General discussion* of Developer/Declarant retained Association and Development Rights including Assessments and Special Assessments by Declarant’s Legal Counsel, **Robert Lee Rainey** (5 Minutes)
 - 2.2.1. 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
 - 2.2.2. All Member disputes must comply with Dispute Resolution Procedures under CCR, Article 4, Section 4.12
 - 2.2.2.1. Discussion/Questions
- 2.3. *Officer Reports*:
 - 2.3.1. Association President and Architectural Committee Report, **Kelly Parker** (10 minutes)
 - 2.3.1.1. Attachment 1 2023 Association President and Architectural Committee Report

2.3.1.1.1. Discussion/Questions

2.3.2. *Treasurer's Report, Dana Parker*, Treasurer, (10 Minutes) (CCR Article 4, Section 4.8, Article 7)

2.3.2.1. Attachment 2 Association 2023 Statement of Unpaid Assessments for each Lot (CCR, Article 7.2)

2.3.2.2. Attachment 3 Association 2023 Financial Statements (Bylaws, Articles IX, Section 4.8)

2.3.2.3. Attachment 4 Association 2023 Statement of Income and Expenditures (Bylaws, Articles X, Section 9 (d))

2.3.2.4. Attachment 5 Association 2024-2026 Three Year Annual Budget (Bylaws, Articles X, Section 9 (d))

2.3.2.4.1. Chair called for Motion to Approve Association Attachment 5 Association 2024-2026 Annual Budget

2.3.2.4.1.1. Chair and Treasurer lead Discussion/Questions

2.3.2.4.1.1.1. Declarant to Vote

2.4. *Committee Reports:*

2.4.1. Nominating Committee for Association Board/Officers (**Kelly Parker, Chair**) (3 Minutes)

2.4.1.1. 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 2 Declarant appoints the following Officers and Directors for the Association for 2024:

2.4.1.1.1.1. President – Kelly Parker, P.E.

2.4.1.1.1.2. Vice President – Scottie Bryan

2.4.1.1.1.3. Secretary – Matt McGuire

2.4.1.1.1.4. Treasurer – Dana Parker, CPA

3. **New Business:**

3.1. None known to Board before Annual Meeting: Notice and Agenda timely distributed to Association Members

4. **Adjournment and Announcement of Next Annual Meeting by Chair** (2 minutes)

4.1. 2025 Association Annual Meeting, March 12, 2025 at:

4.1.1. 6:00 p.m. at Surrey Hills Baptist Church, 12421 North Mustang Road, Yukon, Oklahoma

4.2. Call by Chair Motion for Adjournment

Attachments:

1. Attachment 1 2023 Association President and Architectural Committee Report

2. Attachment 2 2023-2024 Association Statement of Unpaid Assessments for each Lot

3. Attachment 3 2023 Association Financial Statements

4. Attachment 4 2023 Association Statement of Income and Expenditures

5. Attachment 5 2024-2026 Association Three Year Annual Budget

Attachment 1 2023 Association President and Architectural Committee Report

1. Purpose of Village Verde Owners Association
 - The Association must maintain our community resources to uphold the individual home and Unit values and enhance the long-term commitments as more fully described in the CCR's. The CCR's can be found at www.villageverdeok.com.
2. Covenants, Conditions and Restrictions (All Members agreed to the CCR's when they purchased their property). *"Section 4.2 . . . Each person taking title to a Unit within Village Verde takes expressly subject to the Governing Documents."*
 - Tree requirements – 2 – 2" diameter or caliper trees unless on corner lot then an additional 3rd tree (1.5" diameter) is required. The 2024 HOA fine for not meeting the requirements is \$100/monthly, and will be enforced beginning January 1, 2024.
 - Village Verde is a rent restricted community – Leased/Rented homes are limited amount to 10% UNLESS ZONED FOR MULTIFAMILY (SOUTH LOTS AND NEXT SECTIONS) and are required to pay \$50/year for registration.
 - Village Verde Association Owner dues are \$450/annually for all sections. Fees late by January 10th. If you pay online there is a \$20 fee. Eliminate the fee and mail a check or money order. Liens will be filed by April 1, 2024. .
 - These addresses have liens filed for earlier years (non-payment of dues): 11400 NW 134th St.; 11408 NW 134th St.; 11425 NW 130th St.; 11441 NW 132nd Terr.; 11444 NW 129th St.; 11448 NW 131st St.; 11512 NW 132nd Terr.; 11517 NW 130th St.; 12817 Running Pebble Rd.; 13104 Native Plant Rd.; 13112 Native Plant Rd.; 13300 Greenscape; 13304 Greenscape; 13309 Outdoor Living Dr.; 13328 Outdoor Living Dr.; 13608 Front Porch Dr. These liens represent in excess of \$13,400.00 of uncollected HOA dues (this total does not include filing fees, interest, and any attorney fees and costs to date).
 - As of January 10, 2024, these addresses are in non-compliance of tree ordinance: 11505 NW 129th St, 11432 NW 130th St, 11501 NW 130th St, 11517 NW 130th St, 11528 NW 131st St, 11505 NW 131st St, 11441 NW 132nd, 11408 NW 134th , 13308 Outdoor Living, 13300 Greenscape, 13112 Native Plant, 13100 Running Pebble, 13608 Front Porch.
 - If your house backs up to a common area, that fence must be a metal fence as detailed in CCR. Some people have not installed these and this will be enforced in 2024.
 - New changes to covenants 2 years ago, gives the Association right to assess monthly fees for noncompliance and other essential Association administrative duties and fees.
3. New Construction Update (Feb. 2024, Section 4A/4B – 62 lots).
 - Issues on new sections completed – It has taken 14 months to get OG&E Electric Transformers from South Korea – Chinese Electric Transformers were dropped due to quality and control issues. No houses could be built and sold without permanent electrical connection. Now new sections of Village Verde 4A/4B enhanced to accommodate Electric Vehicle charger capacity. First subdivision in Oklahoma to have this capacity.
 - Have issues with construction traffic or debris – take pictures and send to Association at info@villageverdeokc.com.
4. Community Engagement
 - The Association has not received any interest or applications from any Member in serving or chairing any of the Association Advisory Board, Finance, Landscape, or Operations Committees despite multiple requests from the Association's Officers since 2020
 - Annual Garage Sale last weekend of March, only with enough interest. Please email us if you want to sign up. We will also need to have your email address on file for notification as required by the CCR's.
 - July 4th Celebration Parade: HOA Meetings: Summer Splash Pad Party.
 - More could be scheduled if a community member wants to take the lead to organize. Email: info@villageverdeokc.com

NEWS FROM 2023:

- Expenses: New Center median plantings on NW 129th and Mustang Road (Summer 2023)
 - Expenses: Sprinkler repair early in 2023 – Mustang Road
 - NW 130th house taken over by Bank (November 2023)
 - Rental restrictions (10%) enforced
 - Several cars/boats parking on street – Enforced
 - One pickup truck stolen NW 134th – please keep garage doors closed if not outside
 - Deficit funding – Now affecting maintenance spending – lawn spraying/trash pickup/lighting on Buffalo Grove entrance. (Please pay your dues- over \$13,400.00 currently with liens)
 - Over 12 HOA members (as of 1/2/24) writing 2 checks to pay in protest of increase from \$300/\$350 to \$450 yearly.
 - Association Member notified Association Attorney – no longer part of group to review HOA/CCR.
5. “A number of Association Members hired an Attorney to contest increase in fees and review books/authorities. The cost for Association defense attorney is an Association expense under the CCR Article IV, Section 4.12. Financial Overview of 2023 HOA Distributions
- Under reasonable notice, and by prior appointment, on weekdays and during normal business hours, any Association Member can inspect the names and addresses of the Association Members. If more information is requested, the specific information sought must be requested by the Member in a signed writing, outlining a proper purpose and a credible basis before the Association's will produce responsive confidential information and documents which may be inspected. One Member requested and inspected in 2023.

UPDATES FOR DEVELOPMENT

- Option - Village Verde Farmers Market Updated
 - Option - Outdoor Storage Facility (Mustang Rd around abandoned oil well)
 - Next Sections: Section 4C – 62 lots and Section 5A – 50 lots – Duplexes
6. Please email info@villageverdeokc.com with current contact information and/or any changes in contact information. Please keep your contact information current as required under the Association CCR and Bylaws.

Attachment 2 2023-2024 Association Statement of Unpaid Assessments for each Lot

Address	Street	Name	City	State	ZIP
13112	Native Plant	Richard McClellan	Piedmont	OK	73078
11441	NW 132nd Terr	Sean Puckett	Piedmont	OK	73078
13608	Front Porch Dr	James & Ashley Lee	Piedmont	OK	73078
11517	NW 130th	Matthew Druse	Piedmont	OK	73078
11512	NW 132nd Terr	Mayka Stell	Piedmont	OK	73078
13309	Outdoor Living Dr	Robert G II & Krista Starr	Piedmont	OK	73078
13104	Native Plant Rd	Stacey and Brian Chandler	Piedmont	OK	73078
13304	Greenscape	Terry Shepherd	Piedmont	OK	73078
13328	Outdoor Living Dr	Zachary Stone	Piedmont	OK	73078
11425	NW 130th	Tony Dowling & Ginger Dowling	Piedmont	OK	73078
11444	NW 129th Street	Natalie Martinez & Joshua Rivera	Piedmont	OK	73078
11408	NW 134th	Dustin and Stephanie Stubblefield	Piedmont	OK	73078
13300	Greenscape	Hugo Cuellar - Velazquez & Manuel Cuellar	Piedmont	OK	73078
11400	NW 134th Street	Tyler Stitt	Piedmont	OK	73078
11448	NW 131st	Adahra Truh Beggs	Piedmont	OK	73078
12817	Running Pebble Rd	John and Sissi Pike	Piedmont	OK	73078

Attachment 3 2023 Association Financial Statements

Village Verde Owners Association Balance Sheet December 31, 2023

ASSETS

Current Assets		
Checking-Simmons	\$	34,567.83
		34,567.83
Total Current Assets		
		34,567.83
Property and Equipment		
		0.00
Total Property and Equipment		
		0.00
Other Assets		
		0.00
Total Other Assets		
		0.00
Total Assets		
	\$	34,567.83

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,282.50
Accounts Payable - VVD		33,651.06
Next Year HOA Dues		31,367.13
		75,300.69
Total Current Liabilities		
		75,300.69
Long-Term Liabilities		
		0.00
Total Long-Term Liabilities		
		0.00
Total Liabilities		
		75,300.69
Capital		
Retained Earnings		(20,135.98)
Net Income		(20,596.88)
		(40,732.86)
Total Capital		
		(40,732.86)
Total Liabilities & Capital		
	\$	34,567.83

Village Verde Owners Association
Income Statement - YE 12-31-23

	YE 12-31-23
Revenues	
	\$
HOA Fees	59,405.00
Lien Collection	1,425.59
Interest Income	(221.21)
Title Transfer	760.00
Fines	2,301.00
Rental Registration	<u>1,850.00</u>
Total Revenues	<u>65,520.38</u>
<hr/>	
Expenses	
Bank Fees	172.50
Collection Expense	3,919.99
Mowing	29,420.80
Lawn-Fertilizer and Spraying	8,675.00
Park Maintenance	6,424.55
Tree Maintenance	6,568.75
Signs and Entrances	7,300.00
Utilities Expense	15,724.14
Office Supplies Expense	317.84
Postage-PO Box	2,656.75
Advertising Expense	753.94
Professional Exp	1,178.00
Insurance Expense	<u>3,005.00</u>
Total Expenses	<u>86,117.26</u>
Net Income	\$(20,596.88)

Attachment 4 2023 Association Statement of Income and Expenditures

1	Village Verde Owners Association	
2	Statement of Cash Flows (Income and Expenditures)	
3	For the twelve Months Ended December 31, 2023	
4		
5		
6	Cash Flows from operating activities	
7	Net Income	(\$ 20,596.88)
9	Adjustments to reconcile net	
10	income to net cash provided	
11	by operating activities	
12	Accounts Payable	10,282.50
13	Accounts Payable - VVD	4,204.76
14	Next Year HOA Dues	31,367.13
15		
16	Total Adjustments	45,854.39
17		
18	Net Cash provided by Operations	25,257.51
19		
20		
21	Net increase <decrease> in cash	\$ 25,257.51
22		
23	Summary	
24	Cash Balance at End of Period	\$ 34,567.83
25	Cash Balance at Beg of Period	(9,310.32)
26		
27	Net Increase <Decrease> in Cash	\$ 25,257.51
28		
29		
30		
31	Beginning Payalbe to VV Developers	\$ 29,446.30
32	Ending Payable to VV Developers	\$ 33,651.06
33		
34	Change in Payable to VV Developers	\$ 4,204.76

Attachment 5 2024-2026 Association Annual Budget

**Village Verde Owners Association
3 Year Budget Projection
2024-2026**

Village Verde Owners Association 3 Year Budget Projection	2024 Budget Projection	2025 Budget Projection	2026 Budget Projection
Revenues			
HOA Fees	92480	105035	119475
Finance Charge Income	150	150	150
Title Transfer	600	600	600
Fines	1200	700	500
Rental Registration	900	950	1100
Expenses			
Bank Fees	180	180	180
Collection Expense	4375	4500	5125
Mowing	31440	33012	36156
Lawn-Fertilizer and Spraying	10800	11340	12420
Park Maintenance	7500	12500	17500
Tree Maintenance	8000	4000	4000
Sprinkler System	1500	1575	1725
Landscaping Expense	3500	5000	5000
Utilities Expense	16400	17220	18860
Office Supplies Expense	450	450	450
Postage-PO Box	405	500	550
Advertising Expense	745	800	850
Professional Exp	6250	6250	6250
Insurance Expense	3300	4000	4500
Revenue	95330	107435	121825
- Expenses	-94845	-101327	-113566
Net Income	485	6108	8259