



Village Verde HOA  
October 20, 2020 Meeting Minutes  
Zoom Call

**6:30 p.m. Welcome & Introductions - Jeremiah**

HOA Advisory Board Member, Jeremiah Lane, called the meeting to order. He introduced himself and thanked the residents for joining the meeting.

**6:35 p.m. Update on Development - Kelly Parker/Jeremiah Lane**

Mr. Lane opened with showing people the official Village Verde website, how to access the CC&R's and how to make an online payment for the HOA Dues. Mr. Lane gave a brief update on the development, explaining that a plan has been sent to the City of Oklahoma City and is awaiting approval. This would include the sections to the west all the way to the creek. It was mentioned that we are trying to add a work road that would lead to the Expressway, that way work trucks wouldn't tear up our current paved roads. Mr. Lane added that Okie Car Wash is being developed at the Northeast Corner of NW Expressway & Mustang Rd. The New Day church still hasn't begun building yet, but are holding church at the land on Sundays.

Mr. Lane advised the residents that there were plans to install a fence around the Splash Pad and Volleyball court area. Key fobs and security cameras were also in the plan, once HOA has the funds to do so. A resident vocalized that these expenses should be voted on by the residents before the project is started by the developers. It was motioned by Mr. Lane to vote on this in the upcoming HOA meeting. Mr. Lane goes on to explain that wood chips would be added to the play ground areas early next year, trash cans will be installed (pending powder coating), water well was drilled for sprinkler system, Splash Pad schedule is from Memorial Day to Labor Day, and there has been a positive change in the mowing crew. We have a resident who is now responsible for mowing our HOA areas.

There was much discussion regarding the CC&R's and specifically on the tree height and size. Mr. Lane mentioned that he and Kelly had made a mistake regarding a resident's situation. That resident became vocal on the situation, stating that he had been specifically pin pointed by the developers. There were other comments in the chat that they bought their home in May/June 2020 and their closing was not held up due to the tree regulations. Several other residents made comments regarding the way they felt like only certain residents are being held accountable, while others are not. Basically accusing the developers of selective enforcement regarding CC&R's.



### **Continued....**

Residents were vocal about removing the Developers from the HOA. Mr. Parker explained that the Developers will not allow the HOA to be turned over until 90-95% completion of the development, which there is not a current timeline as to the possible date of completion. Mr. Parker also explained that the HOA is not able to sustain itself right now. The conversation fused out and Mr. Lane just told the residents the CDC recommendations on Trick-or-Treating on Halloween.

**(Note: Jeremiah spoke to Kelly a few years ago after the original HOA Advisory Board was formed regarding turning over the HOA. There was a method of transferring in place, but several members resigned from the board leaving only Mr. Lane. Mr. Lane will be working on a written proposal that will layout the plan for the developers turn over the HOA to the residents, after a full board has been appointed by the HOA.)**

### **7:45 p.m. Financial Statement Overview - Kelly and Dana Parker**

Kelly and Dana reviewed the Financial Statement. The statement shows \$15,000 in payables thru October and \$13,000 in loan from developers. Questions regarding the financials were brought up, such as: responsibility of replacing trees and sod, fixing ponds, cost of volleyball court, sprinkler heads, cost of mowing and landscaping, basketball goal, water bill for the splash pad, etc. Therefore, Kelly and Dana explained the difference between HOA expenses and Developer expenses. There was disagreement on what the HOA should be responsible for versus the Developer. Kelly invited any resident to call and set up an appointment with him and Dana to look over the books at their office.

### **8:10 p.m. Adjourn - Jeremiah Lane**

Mr. Lane adjourned the meeting with no other business.