

**Homeowners Association of the
Estates of Apple Valley**
Minutes of Annual Meeting
May 16, 2005

The annual meeting of the Homeowners Association of the Estates of Apple Valley was held on Tuesday, May 16, 2005 at Oakdale School. President Dick Dutton called the meeting to order.

Those in attendance were:

Dick Dutton	Charles Kaiser
Terry Brittenham	Ann & Alan Dalier
Kathy Leviant	George & Alma Holbert
Chris Tackett	Kathie Hatlelid
Dan & Gayle Andrews	Joy Cleek
Jim & Theresa Green	Kent Wheeler
David & Ann Yost	Alfred Branch
John Morrison	Bob & Margaret Lane
Billy & Dee Baxter	Cara Nicklas
Janice Talbert	

President Dutton welcomed everyone and introduced the current board of directors. After a brief introduction and discussion of the 2004 annual meeting minutes, George Holbert made a motion to waive reading of these minutes. The motion was seconded.

Charles Kaiser presented the 2004 Income and Expense Statement and the 2005 Annual Budget. John Morrison asked whether there were funds available in the budget for contract labor to prune trees and remove the resulting branches from the park. It was determined that funds are available.

Jim Green made a motion to approve the 2005 Annual Budget. David Yost seconded the motion.

A discussion began regarding the deteriorating split rail fence that runs along Air Depot Blvd. Some of the homeowners that share the fence asked if the HOA would pay the cost of repair/replacement. Members of the board indicated that repair/replacement may be the responsibility of the individual homeowners, but that they would take it into consideration.

President Dutton suggested several capital improvement options for consideration. One option is the expansion of the association's sprinkler systems to include the grass areas along Winding Oaks Drive and the flowerbeds in the Enclave cul-de-sacs. Several homeowners have offered to allow the HOA to tap into their sprinkler systems to accomplish these improvements. Another suggested improvement option was to upgrade the lighting systems at each entrance. The final suggestion was repair/replacement of the split rail fence along Air Depot and surrounding the Park. Since there was no opposition to any of these suggestions, the board will evaluate and price each option.

Old Business items discussed:

A motion was made to create a \$500 budget for the social committee established at the 2004 annual meeting. The social committee was created to plan social events and outings for the members of the association.

There was a discussion regarding the various drainage issues throughout the addition's common areas and the improvements made thus far.

There was an issued raised regarding the two privately owned vacant lots in the addition that are not being properly maintained. The board indicated that a letter would be sent to the owners requesting that they properly maintain their lot frontages.

It was noted that the streets within the addition are starting to deteriorate. Since the streets are owned by the City of Oklahoma City, the board will contact the city street department for inspection.

New Business items discussed:

David Yost is proposing to develop the 5 acres located at the corner of Britton Road between Air Depot and Winding Hollow Rd into one acre residential lots with restrictions similar to those of the Enclave lots. While this area is still in the engineering phase, the lots would become part of the Estates of Apple Valley HOA.

Several homeowners expressed concern about the traffic and speed of vehicles on both Britton & Hefner roads. It was suggested that a stop sign at Britton & Air Depot as well as Hefner & Air Depot would help slow traffic. AI Branch volunteered to draft a letter to the city manager requesting stop signs at both intersections.

Dick Dutton announced his resignation as President of the association and from the board of directors due to increasing personal obligations. Three individuals were nominated to replace Dick on the board of directors; Steven Custred, Fred Liebrock, and Mike Leviant. A vote of those in attendance, resulted in the election of Steven Custred to the board of directors.

After a lengthy discussion, the following committees were formed and the respective individuals appointed committee chairs:

Social Events Committee – Theresa Green, Chair

By-laws Committee – Fred Liebrock, Chair

Repairs, Parks, & Maintenance Committee – Mike Leviant & John Morrison, Co-Chairs

Advisory Committee – Dan Andrews, Chair

The meeting was adjourned.

Submitted by:

Charles Kaiser, Secretary-Treasurer
The Homeowners Association
of the Estates of Apple Valley