

**Homeowners Association of the
Estates of Apple Valley**
Minutes of 2006 Annual Meeting
held on April 17, 2007

The annual meeting of the Homeowners Association of the Estates of Apple Valley was held on Tuesday, April 17, 2007 at Oakdale School. President Charles Kaiser called the meeting to order at approximately 6:30 pm.

Those in attendance were:

Terry Brittenham	Charles & Joy Cleek
Steven Custred	Alan & Martha Dalier
Walt & Barbara Greenwood	David Greer
Mike & Kathy Leviant	Mohammad Paracha
Robert Roark	David & Ann Yost
Charles Kaiser	

Charles Kaiser welcomed everyone and introduced the current board of directors, David Yost, Terry Brittenham, and Steven Custred.

Old Business:

Those in attendance were provided copies of the 2006 annual meeting minutes. Charles Kaiser asked for a motion to waive reading. After a brief discussion of the pond algae situation, David Yost indicated that he and his crew would continue to maintain the pond using algacide and that this was the most cost effective means. Since there were no further discussions regarding the 2006 annual meeting minutes, Mike Leviant made a motion to waive reading and accept the minutes as written. The motion was seconded by Walt Greenwood.

Charles Kaiser presented the 2006 Income and Expense Statement and the 2007 Annual Budget. A copy was presented to all persons in attendance. There was a brief discussion regarding the expenditure for snow removal from the neighborhood streets. Those in attendance overwhelmingly agreed that this was an appropriate expenditure and should be included in future budgets. Since there were no other questions or discussions, Walt Greenwood motioned to approve the 2007 Annual Budget. David Greer seconded the motion.

New Business:

There was a discussion of the increased turtle population in the park and pond areas. David Yost indicated that his crews have trapped and relocated turtles several times in the past and would look into that again. Walt Greenwood offered his assistance.

There was a discussion of how the playground equipment in the park was in need of repair and general refurbishing. The board agreed to authorize expenditure for this purpose.

There was a discussion regarding the HOA Directory. Charles Kaiser offered to create a form on the website, as well as mail a paper form, for members to complete for inclusion in the directory. There was also a discussion about posting the completed directory on the HOA website, but there were privacy concerns raised. At this time, the directory will be disseminated in paper form only.

There was a brief discussion regarding the Social Events committee's annual Easter Egg Hunt and the

possibility of establishing an annual garage sale weekend. The board agreed to consider the garage sale issue further.

There was a discussion regarding the tinhorn carrying water underneath the intersection located at NE 94th and Forest Glade Drive filling up with sand. David Greer inquired as to the association's role in removing sand buildup from this tinhorn to allow for the more efficient flow of storm water through the drainage easement to Britton road. Mohammad Paracha indicated a similar situation near his home in the North cul-de-sac of Forest Glade Drive. The board agreed to look into the situation.

There was a brief discussion regarding the proposed development of 4 lots near the Britton Road entrance. David Yost indicated that he is working with the City of OKC to further the project but that the process has been slow. David also indicated that he plans to clear out the dead trees and fix the fencing near the corner of Britton Road and Air Depot.

There was a discussion regarding the commercially zoned property located on the SE corner of Air Depot and Hefner owned by David Yost. David provided that at this time he has no plans to develop or sell this property.

There was a discussion about the condition of Britton Road. Residents were encouraged to contact the City of OKC to report pot holes, etc.

There was a brief discussion about the association's continued effort to have a 4-way stop sign installed at the corner of Air Depot and Hefner Road. David Yost has made numerous requests to the City of OKC but nothing has been done as of yet.

Nomination and Election of Board Members:

A motion was made to retain the current Board for another year. Robert Roark seconded the motion.

Adjournment:

Charles Kaiser made a motion to adjourn. David Yost seconded.

Submitted by:

Steven Custred &
Charles Kaiser
The Homeowners Association
of the Estates of Apple Valley