**Ravens Crossing Homeowners Association**

**Annual Meeting**

**Thursday, June 16, 2022**

**At Tulsa Fire Station #9**

**11211 S Yale Ave Tulsa, OK 74137**

Present: Gerald Burrow, Linda Burrow, Gail Phillipo, Miona Taylor, Phyllis Webb, Melanie Holland, Jim Damon of Lionheart Management

Gerald Burrow called the meeting to order at 7:03pm.

Linda Burrow read through the meeting minutes from the 2021 annual meeting

Gerald Burrow provided a president’s report:

* Planted new plants in the common areas
* Paid for deicing of streets during the ice storm
* Replaced antiquated entrance lighting with LED lights
* Replaced broken decrepit roof tiles on entrance buildings
* Continuing to examine the HOA bylaws for revisions
* Looking into video tagging/monitoring systems for entrances
* Upgrading and refurbishing the pool area
* HOA membership dues for the 2022 - 2023 time period

James Damon with Lionheart Management gave a presentation of the financials.

* James walked through each budget line and what they included. James also explained the numbers being budgeted for the upcoming year, based on current year’s actuals, and adding cushion with prices going up currently.
* Russell Gibbs asked for account balances of the checking account and reserve account. James Damon stated that we have $30,625 in the checking account, and that we have $24,283 in the reserve account.
* Russell Gibbs asked for James Damon to please provide cost for the pool, including maintenance, water and electricity costs. James Damon didn’t know if he could get an accurate number, but said he would aim to have a ballpark number to give to Russell on those specific pool expenses.
* Allen Johnson made a statement about reserves being low in the past and the Board having issues paying bills, and emphasized the importance of building up the reserve account.

Gail Phillipo shared information about the pool:

* Gail stated she has the keys if anyone needed one
* Gail stated that the pool closes at 9 PM every evening and the pool will be open through September 5, 2022
* Gail gave a brief overview of maintenance that had happened at the pool over the past month
* Gail also let everyone know if they saw any issues at the pool, or with the pool bathrooms, to let her know
* Gail discussed getting bids for resurfacing the bottom of the pool, after the 2022 season is over and stated we’d be taking a vote on that in the upcoming months.
* Gail also briefly discussed road maintenance by the city of Tulsa throughout the neighborhood, and stated that they would grind down one layer and resurface the top of the road. Gail also encouraged homeowners to call 311 about any cracks in the curb, if anyone had any cracks in front of their house.

Gerald opened the floor for nominations for the 2022 to 2023 HOA board. Gerald noted the new board would be inaugurated following this June 16, 2022 meeting.

The following were nominated and unanimously elected to serve on the Board:

Pat Sullivan nominated the entire current Board to serve again

* Allen Johnson resigned his position, leaving an open spot
* Phyllis Webb nominated Lisa Tallent

Gerald Burrow asked if there was any unfinished business and there were no comments.

Gerald Burrow moved to new business

* Gerald addressed concerns about LLC companies buying up houses to rent and the possibility of restructuring the bylaws to prevent people from either 1) Renting at all or 2) renting for less than 1 year of time, trying to prevent Airbnb’s or other short-term rentals. One homeowner addressed possibly adding language about the actual homeowner must reside at home for a certain number of years. Another homeowner commented that we’ve been lucky that current rental properties in our neighborhood have been kept up thus far. James Damon from Lionheart Management suggested we don’t wait too long to address the situation, because as more homes are bought for the purposes of rent, they could take control by HOA vote on things.
* Russell Gibbs wanted documentation in the notes that he has brought up splitting the village and crossing side into two separate HOAs, where the village side would be able to opt out of pool usage/the pool being part of their dues. Russell wanted it noted that he brought it up a few years ago and the board walked out, and that he brought it up to the Board in the 2022 year and it was declined again. Gerald Burrow stated that both scenarios were properly addressed by the Board.
* Sandi Lemley brought up concerns about lack of village representation on the HOA board. It was explained by multiple homeowners that anyone can be nominated, and if more village representation is desired, neighbors should talk to other neighbors about nominating people to serve that represent them.
* Sharon Walters brought up poor landscaping in the main entrance areas by the current mowing crew. Gail said to send any recommendations of any lawn care business to get a quote from, and stated that the current people came in with the lowest price when we went out for quotes.

Gerald requested the newly elected board to remain for an organizational meeting following the conclusion of this annual meeting.

Gerald Burrow adjourned the meeting at 7:54pm.

Submitted by Linda Burrow, Secretary