

MINUTES OF BOARD OF DIRECTORS MEETING
GILCREASE HILLS HOMEOWNERS ASSOCIATION

October 12, 2017

Board Attending: Rita Abdul-Kareem, Clarence Tunley, alternate Millard Jones, Michael Ware, Marthanda Beckworth, alternate Kathy Hinkle, Ted Joseph and Allecia Ratliff. Manager Willie Jeffries. Absent: Stacy Hardwick and Dave Beard

Non-board attending: Phyllis McElroy and Sherry Leslie

Jones opened the evening with prayer. Rita called us to order 6:00. Minutes read and approved.

The written committee Report from the **Finance Committee** distributed. Tim Leslie and Stacy Hardwick came to the Finance Committee, and went over the budget details and then went over the 2018 proposed budget in detail. There were no changes that they saw in the new budget. They discussed a past plan in which a free month was given to homeowners who paid a full year in advance. They cannot recommend that it be done next year, since it could cost the association around \$15,000 because of the discounts. We need that money to add to repairs and replacements. But they thought it might be a plan for another time period when we are caught up in repairs.

Financial Report was distributed and discussions were: about the success of the collection agency we are using. Of the 915 houses in our neighborhood, Manager Jeffries shared about 200 are slow in their dues, and about 37 are delinquent enough to be on the collection agency list of work. The amount of money being saved by not paying an attorney, court costs and fees, etc. is helping our budget. Also, payment plans are being made by homeowners who are behind, and relationships with the Association are being improved. House sales are at a good pace even when there are foreclosures. We will vote on the budget proposal at the November meeting.

Maintenance has been covered by one less person in the crew, the tractor mower has been repaired and in use, and the pools prepared for winter. The parking lot of the clubhouse is being somewhat damaged by Academy Central buses using it for turning around. Manager Jeffries will talk to the new principal Beth Taylor.

Covenant Violations Sheet was discussed. Board members asked about the possibility of Bed and Breakfast Houses being in Gilcrease Hills, as the City of Tulsa is now going over zoning rules for this. Our zoning is strictly for residential use only; no businesses such as B and Bs are legally allowed here.

Open Discussion: Voting for 2018 Board is Tuesday, Oct. 24 and the Annual Meeting is Saturday, October 28th.

Adjourned 6:50 pm.