



PO Box 30103  
Edmond, OK 73003-0002

## 2018 HOA Dues Statement

Please remit your HOA dues payment no later than **March 1, 2018**. Payments made after March 1, 2018 will be assessed an 18% per annum late fee (refer to Article V Fiscal Management, Item 3 in the Bylaws).

We are again offering the option to pay online with any major credit card via our website, <http://www.cheyennecrossinghoa.org>; click on the "Pay Annual Dues Online" section. There is an additional \$12 convenience charge<sup>1</sup>, assessed by the credit card company.

Payment Method	Dues paid by 3/1/2018
Check or Money Order Payable to: <b>Cheyenne Crossing HOA</b>  Mail to: Cheyenne Crossing HOA PO Box 30103 Edmond, OK 73003	\$377.00
Any Major Credit Card Pay online at: <a href="http://www.cheyennecrossinghoa.org">http://www.cheyennecrossinghoa.org</a>	\$389.00 <sup>1</sup>

If you have questions please contact Samuel Lincoln via email at [treasurer@cheyennecrossinghoa.org](mailto:treasurer@cheyennecrossinghoa.org)

**Cheyenne Crossing Home Owners Association  
Annual Board Meeting  
Monday November 6, 2017 – 7:00 PM  
CC HOA Clubhouse, Edmond, OK**

**AGENDA**

1. **Call to Order @ 7:24 PM** ROLL CALL
2. **Opening Comments Meeting** No Meeting Lack of Quorum; need at least 37 homeowner's present or by proxy  
**Proxy votes counted and physical attendees counted – Quorum met.**  
**cchoa Wi-Fi password?? We need to make another sign to post.**
3. **Minutes of the previous meeting held on October 3, 2017.**  
**Not read – unavailable.**
4. **Old Business**
  - o By-Laws Change – To include electronic notice for annual meeting: Debi spearheaded this and had prepared everything necessary for our board to review and approve. All required paperwork was prepared and mailed out with our annual meeting notice for November 2016. Our CC HOA Secretary Chris Gomez confirmed we had the required 99 homeowner's vote to change our ByLaw requiring mailing notification by US Mail to notifying electronically by e-mail and/or announcement posted on our website.
  - o Fence – Board decided to revisit fence repairs in winter 2017.
  - o Our board approved estimate from Good Earth our CC HOA Landscaper to perform work around pool area adding soil and sod and installing drains on eastside of fence area to properly drain water directing out the northeast and southeast corners of the pool area. Work will begin within the next few weeks.
5. **Correspondence**
  - o October 3, 2017 Robyn Roberts requested an CC HOA dues statement be sent to her via e-mail.
  - o October 16, 2017 Received additional complaints of cars parked on street at 1625 Redland Drive. Called City of Edmond PD; if requested they will come out and "RED TAG" a vehicle parked over 25 hours.
  - o October 22, 23, 2017 Received several e-mails with e-mail information that was requested through Nextdoor.
  - o October 26, 27, 2017 Received e-mail from Rob Elton 2508 Redrock about landscape improvements, replied with requirements with information where located in CC & R's.
  - o October 28, 2017 Received e-mail from Lisa Shipley 1632 Indian Springs provided e-mail new resident. Also received e-mail from Ken Filmore 1633 Wildhorse provided his e-mail update.
  - o November 3, 2017 Jason from Turn-Pro Aquatics is recommending that we have our Willow Tree at west end of pond trimmed back away from the water.
  - o November 4, 2017 Received e-mail from Jennifer Cody 2217 Flintridge complaining about trailer at curb in front of 2525 Flint Ridge Rd with pop outs stretching over side walk and into street obstructing both sidewalk and street traffic; inquiring if this is in violation of our covenants? Additionally, frequently parked cars in driveway blocking sidewalk with skateboards/scooters lying on sidewalk causing people to have to walk in the street. If these are violations can this be brought to the owner's attention and rectified? Article 4 Prohibited Uses 4.6 Vehicle Parking & Storage, & possibly 4.11 Temporary Structure?
6. **New Business**
  - o Board Members - We need nominations for our open board position(s) "Clubhouse Director", "Vice President", & "Secretary"?  
**Pat Lay nominated by Ted H. for the position of Clubhouse Director, Seconded by Sara W., none opposed.**  
**Jim Worthington nominated by Darryl C. for the position of Vice President, Seconded by Ted H., none opposed.**  
**Tia Turrin nominated by Sara W. for the position of Secretary, Seconded by Darryl C., none opposed.**
7. **Treasurer Report / Approval**
  - o Financial status bank account(s) balance           \$29,686.22           as of           11/06/2017            
**Vote called to approve Budget – Jim W. motioned for approval, Joyce Dolbow second, none opposed.**
8. **Committee Reports**
  - o Yard of the Month voted on from April thru October & December. Christmas Decoration Winners 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup>
  - o Meet & Greet New CC HOA Homeowner's \_\_\_\_\_
9. **Announcements**

- Next meeting December 5, 2017 Clubhouse 7:00 PM.
- Next Annual Meeting Monday November 5, 2018 Clubhouse 7:00 PM.

**10. Any New Business**

Welcoming committee needs to do a better job at keeping up with new residents and promptly greeting.  
Taking suggestions on how best to manage that.  
Need to create larger, clearer signs for Annual meeting – possibly put them at both entries.  
David Herford - Possibility of building a splash pad on the north side of the pool area? Insurance would depend on the size of the pad. Darryl suggested that David head that up to research the cost of such a project.

**11. Executive Committee Meeting to be held immediately following our board meeting**

No extra meeting held

Meeting adjourned by Sam L. and seconded by Sara W. – approximately 8:30 PM

## 2017 Cheyenne Crossing Year End Summary

	2017 Budget	2017 Actual	(Over)/Under Budget
<b>Income</b>			
Homeowners Dues (147 homes @ \$377)	55,419.00	55,649.45	230.45
<b>Expenses</b>			
Cleaning Service	2,000.00	1,629.51	370.49
Education/Certifications/Licenses	100.00	100.00	0.00
Electric/Water/Refuse	4,600.00	4,972.32	(372.32)
Gas	600.00	536.33	63.67
Insurance (Common Areas)	3,500.00	3,039.00	461.00
Lawn - Monthly Maintenance Contract	15,000.00	14,485.04	514.96
Maintenance of Clubhouse	500.00	602.90	(102.90)
Maintenance of Common Areas <sup>1</sup>	1,000.00	3,182.78	(2,182.78)
Maintenance of Fence <sup>2</sup>	5,500.00	7,850.00	(2,350.00)
Miscellaneous	1,000.00	113.93	886.07
Office Expenses	1,300.00	350.23	949.77
Phone & Internet	1,250.00	1,526.80	(276.80)
Pond Maintenance	2,500.00	1,621.00	879.00
Pool Maintenance/Supplies	4,700.00	3,459.30	1,240.70
Property Taxes	1,250.00	1,290.64	(40.64)
Social Events	1,500.00	988.45	511.55
Welcome Packet	200.00	0.00	200.00
<b>Total Estimated 2017 Expenses</b>	<b>\$46,500.00</b>	<b>\$45,748.23</b>	<b>\$751.77</b>

### Special Fund Allocation - Bank balance breakdown

General Operating	10,930.33
Clubhouse Maintenance	6,000.00
Fence Maintenance	3,000.00
Emergency	3,500.00
<b>Fund Totals</b>	<b>\$23,430.33</b>

2017 Bank Reconciliation	
Bank Balance as of 1/1/2017	13,529.11
Income	55,649.45
Expenses	(45,748.23)
Bank Balance as of 1/1/2018	\$23,430.33

1. Installed drainage/sod/dirt around pool area
2. Installed fill dirt/sod along entire fence area on Covell to fill gaps and help drainage.

2016 Bank Reconciliation	
Bank Balance as of 1/1/2016	75,460.08
Income	55,570.39
Expenses	(117,501.36)
Bank Balance as of 1/1/2017	\$13,529.11