

Bluestem Ridge HOA Moore, Ok

Board of Directors Minutes

Date: May 12, 2008 Location: Thompson Residence 1601 SW 33rd Street
Present: President A. Hutton, Treasurer M. Brewster, Secretary K. Thompson, E. McMin, J. Gudgel, P. Wilserson, S. Nickles Absent: None Visitors: None

Meeting called to order by President A. Hutton at 7:30pm

Agenda:

No Additions/deletions
MSC to approve the agenda.

I. Approval of minutes of the last meeting:

MSC to approve the minutes of the April 8 meeting with corrections (attached).

II. Treasurer's Report:

Balance of \$15,331.16

Transaction detail submitted (attached) and incorporated by reference.

MSC to approve the Treasurer's report:

III. President's Report:

- Update on meeting of officers with attorney Neil McGuffee.
Definition of a structure as used in the covenants applies to fixed permanent Construction generally installed on a foundation. Does not apply to children's play sets or pool furnishings and fixtures.
- General position re: action on complaints and violations
It is the intention of the board to respond to complaints presented promptly with diligence to promote unity, community values and enforce the covenants of the association consistently in the best interest of the homeowners, this neighborhood, the property values and rights of individuals.
- Action re: a lawn maintenance covenant violation. A letter has been sent.
President Hutton and J. Gudgel will further inspect the premises reported for compliance and remedies. Will advise the City of Moore regarding the unkempt condition of the lawn and potential health code violations.
- A complaint was received regarding design and construction of a "structure" as to eave height, materials and finish. The subject contends that this is attached to the home, not a separate structure and that it has not been completed.
A permit was obtained from the City. He expects to complete it soon. President Hutton and J. Gudgel, will further observe and inspect the property to assess compliance. Further review by the Architectural Committee or potential action by the Board may be sought depending on this assessment.
- P.O. Box Key
Only one key is currently in our possession, the other having been misplaced by the previous board is not available at this time.
MSC to approve the President's report.

IV. Committees:

1. Bluestem Family: No report

2. Bluestem Watch: No report
 3. Bluestem Yard of the Month: Report (attached) accepted as presented.
 4. Bluestem Welcome: No report
 5. Architecture: No report
- MSC to approve committee reports.

V. Old Business:

1. Appointment of Architecture Committee

Mark McBride a builder familiar with this addition and architectural considerations was recommended by President Hutton to serve as the chairperson of the Architectural Committee. In discussion other nominations to serve on the committee were residents Eric Mann, of 1717 SW 31st St. and J. Gudgel, a member of the board.
MSC to appoint these individuals subject to their agreement to serve.

VI. New Business:

1. Proposed June Homeowner's Meeting

- Purpose – to disseminate information regarding complaints, questions and committee activity
- Select location – (Secretary's report on available facilities.)
 - a. Public Library – rooms A & B with seating available no charge by reservation to cap. 300 - Room B cap. 150 available Thurs. June 5 6:30-8:30
Seats 75/room with tables or 150 – chairs only
 - b. Community Center – Gymnasium available \$30 fee / hr.
(bleachers / opt. chairs – set up \$50 to 200 – addtl. available)
Unavailable MTTH after 4:00 during basketball season
Available 6:00 - 9:00 June: Thurs - Friday
 - c. Fresh Start Community Church
Family Life Center (West Campus Gym) available through June
Seating and tables available - \$50 fee
 - d. Emmaus Baptist Church
Meeting room with seating and sound system - \$50 fee available June 5
- Schedule time and date
- Facilities - setup, sound system. Some minimal setup and tear down will be required
Chairs and tables required will be furnished by the facility. President Hutton will seek to borrow sound reinforcement equipment.
- After discussion it is deemed that registration is not desirable
- Copies of ByLaws and Covenants to be available and provided by the recording Secretary.
- Signage to be posted at both entrances of the addition.
MSC to hold a Homeowner's Association meeting Thursday, June 5 at 7:00pm in Room B of the Moore Public Library at 225 S. Howard. (Setup at 6:30pm – Adjourn 8:30pm)

2. Recommendations for some comprehensive Design Standards were submitted by an interested resident. Whereas these ideas are informative and the effort appreciated, implementation was deemed impractical and following discussion the matter was tabled.

Following completion of the agenda the meeting was adjourned.