

Glade Crossing HOA Annual Meeting
Bethany Church
February 27, 2025 –7pm

Call to Order

The meeting was called to order at 7:02 PM by HOA Board President Carl Williams. A total of 41 homeowners were present.

Before the business portion of our meeting, representatives from the City of Broken Arrow provided an informational session regarding street projects, infrastructure improvements and future plans for the city. They also rode through the neighborhood and took note of needed repairs and committed to submitting work orders for necessary fixes.

Approval of Previous Meeting Minutes

The minutes of the previous meeting were reviewed. Mike Morris motioned for approval, and Ian Fletcher seconded. The motion passed.

Treasurer's Report

Board Treasurer Eric Atchley reported a carryover of \$45,730.28 from 2024. He also stated that 33 homeowners have outstanding dues totaling approximately \$22,000. Board President Carl Williams confirmed that Glade Crossing's attorney will pursue unpaid dues.

Proposed 2025 Budget

The proposed 2025 budget of \$72,735 was presented.

- Motion to accept: Gary Pitchford
- Seconded by: Vandra Porter
- Motion carried.

Board Nominations

Carl Williams opened the floor for HOA board nominations. He stated that all current board members agreed to remain and asked if any volunteers from the floor wished to join. There were none.

- Motion to close nominations: Gary Pitchford
- Seconded by: Eric Atchley
- Motion carried.

Website Report

Website Administrator Chris Richter reported a 103% increase in website traffic. He noted the following:

- An Architectural Review Form is available on the website for homeowners planning exterior improvements.
- The newsletter is accessible on the website.
- *Questions addressed:*
- Are plat maps available on the website? No.
- Can HOA dues be paid online? Not at this time.

Events Report

Events Coordinator Jarren Thomas discussed upcoming events:

- Spring Garage Sale – April 12
- Easter Egg Hunt – April 19
- Volunteers needed to donate candy, fill eggs, and serve as the Easter Bunny.
- Fourth of July Celebration – Yard games needed.
- Adult-Only Event – Jarren asked for feedback on possible activities.
- *Suggestions included:*
- Bringing back the Food Truck event.
- Hosting a Music in the Park night.

Block Captain Report

Block Captain Chairperson Gary Pitchford expressed appreciation for the dedicated block captain volunteers assisting the neighborhood.

Yard of the Month

YOTM Chair Ralph Andrade reported that the Yard of the Month program has been in place for eight years. Homes awarded this recognition will be eligible again after three years.

Covenants, Fines, & Fee Schedule

HOA Newsletter Administrator Patt Mical reviewed updates:

- The revised covenants now grant the board authority to impose consequences for violations.
- A fee schedule for violations was mailed along with the dues invoices. Fees take effect on April 1, 2025.
- *Common violations include:*
- Improper trash can storage.
- Failing to submit exterior modifications for architectural review.
- Chicken coops were not included in updated covenant vote because the Board determined some homeowners would be unable to comply with the BA City Code.

To ensure fairness for all residents, the decision was made to leave this restriction in place. Additionally, concerns about the proximity of homes and yard grading raised potential issues with runoff and odor, further supporting this decision.

2025 HOA Improvements

Vice President Mike Morris outlined planned improvements:

- Gazebo Roof Repairs – An insurance claim will be filed.
- Playground Equipment Replacement – Updates planned for Park B. Old playset will be removed. New playset is scheduled for install on March 14th.
- Mike assured homeowners that the board is actively working to maintain and enhance the neighborhood.

Adjournment

- Motion to adjourn: Judy Jones
- Seconded by: Gary Pitchford
- Meeting adjourned at 8:35 PM.