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### **Minutes**

April 10, 2025  
Club House 6:00 P.M.

1. Meeting called to order and Flag Salute @ 6:00 p.m.
2. Roll Call- 3 Absent
  - R. Chapman– Proxy to W. Bain
  - B. Tynes – Proxy to M. Barker
  - J. Jones – Proxy to M. Barker
3. Review & Approval of minutes from March 13, 2025
  - ***Motion by S. Chappell***
  - ***Second by M. Barker***
  - ***Approve with 4 voting yes and 3 absent***
4. Security Report- Read by M. Barker
5. Maintenance Report- Read by M. Barker
  - M. Barker discusses the report as written by Mr. Jeffers
6. Office Report- Read by W. Bain
  - W. Bain discusses the report as written by Miss Esteph
7. Treasurer's Report & Expenditures Exceeding \$2,000
  - ***Motion by W. Bain***
  - ***Second by G. Davis***
  - ***Approve with 4 voting yes and 3 absent***
8. New Business
  - Unforeseen New Business
  - M. Barker brought up that septic costs should be paid upfront for new home builds. Two homes have waited until they are sold to pay the \$6500 septic fee.
  - M. Barker mentioned that the impact fee should be raised to help improve the association.
  - The homeowner mentioned the impact fee for new homes in PV are \$65,000.00.
  - Homeowner mentioned rain is washing out the road near their home.
    - ***Motion by W. Bain for new home builders to pay the impact fee with application approval & septic install payment within 30 days of application approval.***
    - ***Second by S. Chappell***
    - ***Approve with 4 voting yes and 3 absent***
  - Homeowner mentioned rentals.
  - W. Bain explains that, per the ORPOA attorney, we, as an association, were not allowed to tell homeowners they could not rent their homes.

- Board member mentioned that as of 2024, rentals pay additional fees for their guests for amenity use.
- M. Barker explained to a homeowner that to fix the tinhorn in section 3 the association will have to make a temporary road by their property.
- W. Bain explained that Pointe Vista was buying in Oak Ridge due to an agreement with the state several years ago. He explained why their lots have increased in price due to using the Oak Ridge lots as an asset with the bank.
- Homeowner mentioned putting new sprinkler in pond behind pool 1.
- M. Barker explained to the homeowners that we would need someone to volunteer, as we only have two maintenance employees.
- Member brought up the TIF, W. Bain briefly explains to the owners what the TIF is.
- W. Bain & M. Barker explains the Tin Horn bids for Oak Crest Drive.
  - MBH Construction
  - Madcat Construction
    - ***Motion to accept full repair of Oak Crest Tin Horn by Madcat Construction for \$19,102, including any inflation of materials between now and the project completion date by W. Bain***
    - ***Second by S. Chappell***
    - ***Approve with 4 voting yes and 3 absent***

9. Old Business

- None

10. Other

- None

11. Adjourn

- **Motion to adjourn by W. Bain**
- **Second by S. Chappell**
- **Approve with 4 voting yes and 3 absent**