



11920 Oak Ridge Drive, Kingston, OK 73439 Office:  
(580) 564-3751  
[orpao@laketexomaokridge.com](mailto:orpao@laketexomaokridge.com)

### **Minutes**

Monthly Meeting

May 9, 2024

Club House 6:00 P.M.

1. Call Meeting to order and Flag Salute
2. Roll Call: Garland Davis and Will Bain were absent. Mike Barker had Garland's proxy. Ryan Chapman had Will's proxy. There was a forum.
3. Review and approval of minutes from May 9, 2024: Motion to approve made by Steve Chappell, Ryan Chapman seconded the motion, minutes approved with 5 votes in favor and 2 absent.
4. Security report read by Billy and maintenance report by Mike Barker.
  - The Kubota has been driven 713 miles and is being kept wiped down and swept out.
  - RVPs have been in use all month. Plenty of people have been looking at houses and lots for sale.
  - Air Bnbs rented every week of the month.
  - RV1 and 2 have been pumped out several times, storm damage cleaned up, pools were prepared for opening, several road areas repaired.
  - Front exit spikes were removed and repaired arm that ripped off. Santos will come back part time. Pool to open May 15.
5. Office Manager's report read by Ryan (Will Bain absent)
  - Open Invoices down to: March \$148,634.50
    - April \$137,487.02 (\$11,147.48)
  - \*New sensor for entry arm installed.
  - \*Pool chemicals bought for the summer
  - 5 new homes being built. \*Acc packets have not been turned in for new homes being built in front of the office.

### **6. Treasurer's Report & Expenditures Exceeding \$2.000**

○ Account Balances for April 2024

■ BancFirst #150- \$216,566.43

■ BancFirst #168- \$226,194.56

■ BancFirst #200- \$14,990.00

■ Total- \$457,750.99

○ Account Balances April 2023

■ Checking #150- \$197,811.07

■ Savings #168- \$275,737.62

■ Total- \$473,548.69

○ 2024 Vs 2023

■ Checking \$33,745.36

■ Savings -\$49,543.06

■ Total - \$15,797.70

○ Checks over \$2,000

■ Ace Quality Fencing \$5,445.00 • (Remainder of Arm Installation)

\* Billy Tynes made a motion to approve the treasurer's report. Ryan Chapman seconded the motion. The treasurer's report was approved with 5 in favor and 2 absent.

7. New Business: suggestion to change bylaws about BNBs: to be used on a 2-day minimum. \*Mike suggested a fence that will be uniform for the 5 houses that are being built at the entrance.

8. Old Business: Aerobic systems for new homes

9. Adjourn: Ryan Chapman made motion to adjourn, Steve Chappell seconded. Motion to adjourn, 5 in favor, 2 ab.