



11920 Oak Ridge Drive, Kingston, OK 73439 Office:
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Minutes

Monthly Meeting
September 12, 2024
Club House 6:00 P.M.

1. Meeting called to order and Flag Salute @ 6:00 p.m.
2. Roll Call- 1 Absent
 - R. Chapman, proxy to B. Tynes
3. Review & Approval of minutes from November 9, 2023
 - **Motion by B. Tynes**
 - **Second by W. Bain**
 - **Approve with 6 voting yes and 1 absent**
4. Security Report- Read by M. Barker
 - J. Jones discusses the report as written by Mrs. Tynes
5. Maintenance Report- Read by M. Barker.
 - M. Barker Discusses the report as written by Mr. Jeffers
6. Office Report- Read by W. Bain
 - Collected Past Due - \$3,924.10
 - Continued chemicals for pool
 - Replaster to start October 1st for pool 1.
 - 7 Lots Sold/2 New Homeowners
7. Treasurer's Report & Expenditures Exceeding \$2,000
 - Account Balances for August 2024
 - ☐ BancFirst #150- \$87,253.95
 - ☐ BancFirst #168- \$229,128.11
 - ☐ Total- \$346,362.06
 - 2024 Vs 2023
 - ☐ Checking \$74,972.79
 - ☐ Savings \$279,696.97
 - ☐ Total - \$354,669.76
 - Checks over \$2,000
 - ☐ Duehning Insurance- \$15,610.91
 - **Motion by W. Bain**
 - **Second by J. Jones**
 - **Approve with 6 voting yes and 1 absent**
8. New Business
 - M. Barker mentioned that a realtor, Jennifer Sutherland, is interested in building homes for the purpose of renting. She was not present. It was discussed that a new fee for rental be implemented but the topic was tabled till next meeting.
 - M. Barker brought up the late night work by the water well company and the discussion of implementing "Commercial Hours" to the rules and regulation.
 - ☐ **Motion by W. Bain to add commercial hours of 5 a.m. to 7 p.m.**
 - ☐ **Second by S. Chappel**
 - ☐ **Approved with 6 voting yes and 1 absent**
 - M. Barker mentioned a discussion with the new homeowner on Haven Oak about the possibility of putting in a speed bump to slow down traffic. General discussion on other options to slow down traffic in all areas includes the change in location for the bus stop, putting in a 4-way stop at the intersections of Oak

Ridge Drive & Live Oak, as well as Oak Ridge Drive & Haven Oak. W. Bain requested this to be tabled till the next meeting.

9. Old Business

- Mike Barker mentioned the need to get the cracks on Oak Ridge Drive filled. W. Bain mentioned that we have money set aside in the road account for these types of repairs. Cathay Haggard asked about a way to get recouped for the road damages caused by all the construction companies. It was mentioned that if we can pinpoint it to one specific construction then we take the deposit, but with the overall development it's hard to do that.

10. Other

- None

11. Adjourn

- ***Motion to adjourn by S. Chappell***
- ***Second by B. Tynes***
- ***Approve with 6 voting yes and 1 absent***