



**August 10, 2024: 10:00 AM**  
**Annual Meeting Minutes**  
**Texoma Fire District Training /Community Center Building**  
**10978Parkview Dr. Kingston, OK 73439**

1. Call Meeting to order and Flag Salute
2. Pledge
3. Roll Call: 6 members present,  
  
Garland Davis was absent. Mike Barker had his proxy.  
There was a quorum.
4. Review and approval of minutes from August 2023 annual meeting:  
  
\* Motion to approve 2023 annual meeting minutes, made by Will Bain,  
  
\* Steve Chappell seconded the motion.  
  
\* Motion to approve the 2023 annual meeting minutes was made with 6 votes of yes.
5. Introduction of Current Board Members, given by current board members that were present: Mike Barker, Will Bain, Ryan Chapman, Steve Chappell, Billy Tynes, Gladys Johnston  
  
Gladys Johnston has decided to withdraw from the board for the coming year for personal reasons. We thank her for 2 years of service to the board of ORPOA.
6. Introduction of Board Member Candidates  
  
Cathy Haggard, Jones Jones, Steve Chappell, Garland Davis
7. Vote on Board Members  
  
Jones Jones, Steve Chappell, Garland Davis

8. Maintenance Report – Read by Mike Barker

\*Sensors on the gate arm work well now. \*East lagoon has been repaired. \*Gate on pool 2 won't close correctly. An electrician is needed for repairs. \*Multiple other repairs listed on the annual Oak Ridge Maintenance report by Rick for July 31, 2024 and read by M. Barker.

\*Motion to approve maintenance report by W. Bain,

\*Seconded by S. Chappell

\*Motion approved with 6 votes of yes.

9. Office Report: Read by W. Bain

\*\$47,042.63 - Past dues collected since January. 12 new homes have been started and completed. The total homes in Oak Ridge POA is now 177.

10. Treasurer's Report: Read by W. Bain (see the treasury report for 8/10/2024)

\*Motion to approve treasurer's report by B. Tynes

\*Seconded by S. Chappell

\*Motion approved with 6 votes of yes.

11. Security Report: Read by M. Barker

\*The Kubota has worked out very well for security.

\*RV parks have been used all year.

\*Club house has been used 10 times.

\*People have come to look at homes and properties every weekend this year.

\* There have been 107 Air B&B check ins for this year.

## 12. Presidents Comments:

\*The main pool has black mold that Rick our maintenance guy has to remove just about every day. Mike stated that we need to figure this problem out and get it figured out by next spring.

He also stated that we have it in our budget to make pool repairs so we need to get this in the books. We have a budget for \$32,000. Rick has been in contact with the pool repair company, Clear Edge Pools in Sherman, TX. The pool repair cost estimate is as follows:

\* \$40,781 includes all repairs with masting and coping.

\* \$26,680 includes all repairs without masting and coping.

\*W. Bain made a motion to accept the \$26,680 for all repairs without the masting and coping.

\*B. Tynes made a second to the motion.

\*Motion was approved with 6 voting yes.

M. Barker stated that we will try to open the pool in April this coming year so hopefully the work on the pool will be done in March.

## 13. Member Comments:

\*Nancy Peterson suggested getting the road repaired in the area of Red Oak and Canadian Rd. where the road is badly torn up. M. Barker stated he has been informed that those road repairs would cost about \$46,000. This is not possible at this time. So we will continue to fill in the damaged areas as best we can.

\*Nancy Peterson also mentioned the by-laws state that signs are not allowed in the yards. She pointed out that is a violation of the US constitution of our freedom of speech. W. Bain stated that since we are a private organization we have the right to establish our rules for the neighborhood.

\*Cathy Haggard reminded the group that Michael made a suggestion we should have an Amazon locker. He provided the information and directions for this to make it easier to get our Amazon packages, It is worth looking into.

\*Cathy also requested the yearly financial report like we had last year at the yearly meeting. M. Barker said Hailey will post it on the website.

\*Michael directed a question to R. Chapman, concerning the water wells that are being dug and what lots they will be digging in. R. Chapman did not have that answer.

9. Adjourn: W. Bain made motion to adjourn,  
Steve Chappell seconded.

Motion to adjourn with 6 in favor.