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### **Minutes**

December 11, 2025  
Club House 6:00 P.M.

1. Meeting called to order and Flag Salute @ 6:00 p.m.
2. Roll Call- 6 Members Present, 1 absent
3. Review & Approval of minutes from November 13, 2025
  - **Motion by W. Bain**
  - **Second by C. Haggard**
  - **Approve with 6 voting yes, 1 absent**
4. Security Report- Read by J. Jones
  - J. Jones discusses the report as written by Mr. Richardson
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 J. Jones**
  - **Approve with 6 voting yes, 1 absent**
8. New Business
  - Unforeseen New Business
  - Rental policy & procedures vote
    - W. Bain explains R. Chapman sent rental policy to PV attorneys for review to ensure they coincide with the bylaws & CCR. The attorneys suggested this vote would need to take place at the annual meeting due to the change of covenants & restrictions as well as bylaws. W. Bain stated the board approved to revert to the original bylaws for the amenities. Property owners must be present for use of amenities & up to 5 guests per property owner. W. Bain explained that Oklahoma does not currently classify rental homes as commercial businesses. He states if Oklahoma moves to change the classification, we will need to discuss our bylaws as they currently state ORPOA does not allow commercial businesses.
    - **W. Bain motions to table the discussion until 2026 annual meeting.**
      - **Motion by R. Chapman**
      - **Second by K. Wuestenfeld**
      - **Approve with 6 voting yes, 1 absent**

- Members asked what it would take to call a special meeting. W. Bain explained it would take 60% of the association to call a special meeting. He also stated PV could call a special meeting at any time with the amount of property they own in the association.
- Intro to accounting team – C. Haggard stated she contacted them to come reintroduce themselves to the association. C. Haggard stated they could not make it due to health reasons, they will be on January agenda.

9. Old Business

- M. Barker discussed the movement of accounts from banc first to first united bank of Kingston.
- Rental amenity use, W. Bain states there is no longer a fee for amenity use as rental guests are no longer allowed to use the amenities without the property owner's present.
- Board members stated they will have homeowners have their guests sign the release of liability forms as well as the homeowners to release liability from ORPOA for any incidents/accidents. Rental owners will now take care of these forms for each rental guest.
- M. barker stated DEQ mentioned ORPOA needing a 3<sup>rd</sup> lagoon. M. Barker let R. Chapman know ORPOA is still interested in connecting to the upcoming PV lagoon system.
- M. Barker explained there were property owners who do not own homes, bringing their trash into oak ridge. He explained the trash is only for paying homeowners not property owners.

10. Other

- **Adjourn**
- **Motion to adjourn by W. Bain**
- **Second by J. Jones**
- **Approve with 6 voting yes, 1 absent**