



11920 Oak Ridge Drive, Kingston, OK 73439 Office:
(580) 564-3751

orpoa@laketexomaokridge.com

Minutes

November 12, 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 October 9, 2025
 - **Motion by W. Bain**
 - **Second by C. Haggard**
 - **Approve with 6 voting yes, 1 absent**
4. Security Report- Read by R. Chapman
 - R. Chapman 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 R. Chapman**
 - **Approve with 6 voting yes, 1 absent**
8. New Business
 - Unforeseen New Business
 - W. Bain motions to close all current accounts with BancFirst and move them to First United Bank with Eddie as the official banker. Signors to be added to the First United Bank account are as follows: Michiel Barker, president; Will Bain, Vice President; Cathy Haggard, Treasurer; Halie Esteph, Office Manager.
 - **Motion by W. Bain**
 - **Second by M. Barker**
 - **Approve with 6 voting yes, 1 absent**
 - M. Barker states the Kingston police department vote should be added to the agenda for the 2026 Annual Meeting.
 - W. Bain discusses the rental amenity use. He states that we should default back to the original bylaws. He states the fee will be cancelled and the rental guests will no longer be allowed to use the ORPOA amenities. He states that all rental guests will need a property owner present to use the amenities.
 - Member who rents property asks the board to clarify. W. Bain states that to keep things simple and homeowners happy, ORPOA will no longer allow rental guests to use amenities without the owner's presence.

- W. Bain stated amenity use will still be restricted to anyone who is currently in the process of or has been convicted of any sex offender-related crimes.
- Property owner who rents property asked if the office could restrict their guest gate code to work for the front gate only. W. Bain said he believes it can be done, and we will start working on it now.
- W. Bain motions to revert to the original rules and restrictions regarding use of ORPOA amenities.
 - ***Motion by W. Bain***
 - ***Second by S. Chappell***
 - ***Approve with 6 voting yes, 1 absent***
- Members ask the board to clarify whether ORPOA requires rentals to do background checks. She asks if this applies to all rentals or long-term rentals. W. Bain states this vague statute applies to long-term rentals.
- R. Chapman motions to table the rental policy discussion until the December 2025 meeting so that his team can go over the document together. W. Bain adds to the motion that any building packet turned in before 2026 will be grandfathered into the policies approved at the December meeting.
 - ***Motion by R. Chapman***
 - ***Second by S. Chappell***
 - ***Approve with 6 voting yes, 1 absent***
- DEQ discussion, M. Barker discusses the 350-home capacity for our lagoons. He would like to discuss the lagoons at the December meeting before discussing future lagoon plans.
- W. Bain stated that, depending on how the TIF vote goes, we will discuss utilizing the Pointe Vista wastewater plant in the future.
- Members ask if they would be able to record the monthly meetings. W. Bain stated there is no rule stopping anyone from recording the meetings.

9. Old Business

10. Other

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