



# University Estates/Woodcrest Annual HOC Meeting

Sunday, May 21, 2023 at 2:00 PM

Unapproved Meeting Minutes

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## Attendees

Gerald and Chris Horn

Zane Quible

Craig and Lori Edgmand

Doug and Kataryn Aichele

Pat and Barbara Brock

Marsha Forbes

Ann Hentages

### Wanda and J....

Jim and Carol Trapp

Notie Lansford

Alexander Taybah

Jason Jackson

Joe Poe

Brenda Morales and Aravind Seshadri

Pat and George Gilland

Bonnie Boyer

## Agenda

Meeting was called to order by George Gilland (HOC President) at 2:04 PM. Discussion about voting at this meeting and recognition of proxy voters present at the meeting.

### Aravind Seshadri Appointed as the Secretary for this Annual Meeting

### Approval of Agenda After Some Discussions

Moved by Jason Jackson and Seconded by Gerald Horn. Approved unanimously.

### Previous Meeting Minutes

Were not available for approval.

### HOC Budget for 2023 - 2024

Lori Edgmand presented the budget (find attached). Discussion about the budget in terms of past due assessments, the lake escrow account, available bank balance, mowing, front entrance sign painting, burying electrical cables for circulators at northwest corner of the lake. Motion to approve the budget as presented by Ann Hentages and Seconded by ..... Approved unanimously.

### Election of New Board Members

Notie Lansford and Adam Stroud were added to the ballot by the nomination committee. Nominations from the floor added Joe Poe to the ballot. Discussion about the need to fill vacancies with 1-year term and rearrangement of ballot. Slate of candidates presented to the body was as follows:

Class of 2022 (1-year term to fill vacancies)

- George Gilland
- Adam Stroud
- Michele Bosler

Class of 2023 (2-year term)

- Joe Poe
- Notie Lansford
- Gerald Horn
- Aravind Seshadri

Election was held by secret ballot. After tallying the results the following board members were elected for the respective terms by the body.

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- George Gilland (1-year term)
  - Adam Stroud (1-year term)
  - Michele Bosler (1-year term)
  - Notie Lansford (2-year term)
  - Gerald Horn (2-year term)
  - Aravind Seshadri (2-year term)

## Motion Concerning Short Term Rental

George Gilland started the discussion about the short term rental motion from the HOC board with some history. Discussion regarding the definition of short term rental and the clarification that this motion does not pertain to long term (traditional) renters. Residential short-term rentals are defined by the City of Stillwater as "any dwelling, porting thereof, or habitable accessory structure, for rent for a temporary period of time up to 30 consecutive days per guest within a 90-day period. Discussions about the existing covenants that constraints long term rental along with the HOCs ability to shape the terms of the lease were discussed. Going back to the short term rental discussion, the HOC members who attended the Stillwater Planning Commission meeting in December 2022 highlighted that the City of Stillwater does not recognize the HOC covenants in their decision making process and that it is up to the HOC to enforce the covenants. It was also pointed out that the HOC covenants do not have anything related to short term rental and hence it is necessary to amend the covenants if the HOC votes to prohibit short-term rentals.

Discussions from members for and against the allowance of short term rentals were entertained. A summary is provided below.

For short term rental:

- Some highlighted that the people leasing short-term rentals are typically visiting Stillwater for graduation, game days or other events who will be vetted by the renter as well as the renting platform, such as AirBnB or Vrbo. Most likely the houses will be better maintained because of the mutual rating system (for the renter as well as the rentee) that would affect the overall business model. Additionally, the houses will be monitored more often since Oklahoma laws have severe access restrictions to owners to their leased property (if rented as a long term rental).
- Highlighted that some rooms can be rented and could be a significant income stream for the owners.
- Some discussed their pleasant experiences with AirBnB in other cities and their positive experience with those.

Against short term rental:

- Some highlighted stories of local Stillwater residents with short term renters trashing the house and causing significant damage to the house.

- Some highlighted that the large portion of the HOC members are retired who would appreciate knowing the neighbors and having a connection with their neighbors. Having a short term rental could change the dynamics of the neighborhood.
- Some highlighted the potential issues with parking or the renters not following the HOC rules and being a nuisance to neighbors.

For short term rental:

- Some highlighted that the owners would take the responsibility of following the HOC rules by the renters.
- Some highlighted that the owners have the option to pick and choose the renters and that only responsible (background checked) renters would be allowed to rent.

There was a brief discussion about the power of the HOC to enforce the covenants. It was highlighted that enforcement of the covenants is possible by civil suit or an assessment that can be resolved in a civil court. Also, some violations of our covenant rules can be reinforced easily with the help of city ordinances.

Amendments to the motion were entertained.

Question about the HOC zoned 'small lot single-family' was raised and clarified. The small single-family part of the HOC is the region highlighted in blue (on the map shared with the meeting packet). This region excludes the first street of the HOC with the duplexes (W State Ln) and only includes the rest of the neighborhood.

Question about the language on the motion pertaining to "use no less than \$2500 from the Escrow Account ..." was asked to understand the rationale. With the estimated time needed for the lawyer to review and propose any language change along with the going rate for the lawyers at least \$2500 is needed. A follow up question was raised on what the upper limit would be and discussion concluded with an inability to get an upper limit for the task.

It was also clarified that the motion does not allow the HOC to amend the covenants but rather allows a lawyer to look at our covenants and recommend changes to them. The HOC members will still need to vote on the proposed amendment. There is a possibility that the proposed amendment does not pass even after spending the money on the lawyer to review our covenants.

No amendments to the motion were made. Jason Jackson moved to vote on this motion and Doug Aichele seconded the motion. The motion passed with majority vote and three against.

## New Business

### Garage Sale Date

The annual garage sale date was set to be on Saturday, 23rd September, 2023.

### Update from Committees

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- Updates about the front entrance sign cleaning and beautification.
  - Updates about road fixes by the City of Stillwater.
  - Updates about the improvements to the lake.
  - Updates about the beaver relocation.
  - Updates about the dam mowing and brush pile removal.

## Adjourn

Aravind Seshadri moved to adjourn the meeting and Jason Jackson seconded.