

# Annual Meeting

2025



# Meeting Agenda

- Introduce New HOA
- Introduce applicants for the board election
- Collect ballots to be counted
- Accomplishments in 2025
- Donations in 2025
- Call for Volunteers
- Otto Meyer update on financial loss
- 2026 Budget
- Resident questions and answers
- Election results

# New HOA

# Introduction

---



**Melissa Colcord**  
DIRECTOR OF ASSOCIATION  
MANAGEMENT



**Kim Shields**  
COMMUNITY MANAGER



**Kristen Valouch**  
COMMUNITY MANAGER

**EIGHT TWENTY EIGHT  
REAL ESTATE**



**EIGHT TWENTY EIGHT  
REAL ESTATE**

We appreciate your reviews!  
Review us on Google and Social  
Media!  
Thank you!

Office: 405.701.8881  
Fax: 405.701.5060  
HOA@828RE.com

828RE.com  
2107 W MAIN STREET  
NORMAN, OK 73069

Follow us on Social Media!



# Board Applicants

---





# Collecting Ballots





# 2025 Accomplishments

## Clubhouse

- Carpets cleaned
- Upholstered sofas and chairs cleaned
- Reupholstered dining chairs
- New sofa pillows
- Updated landscaping for front



# Donations

- Small oven for Clubhouse
- Flower pots for pool area and porch
- Flowers for pool area
- Additional table and umbrella for pool deck
- Covers for pool railings
- Clock for pool area
- Water hose
- Spray nozzle



A large orange circle on the left side of the slide, partially cut off by the edge.

# Volunteers Needed

- Pot Luck
- DRB
- Pool Area
- Clubhouse
- Landscape
- Any social activity

Being a Board Member is not required.





# Otto Meyer

Update on theft of \$230,000 from The Springs at Greenleaf Trails HOA First Citizens Bank Accounts on July 14<sup>th</sup>

- 
- Detailed Report reserved for executive session
  - Active investigation on multiple fronts
  - Final outcome subject to litigation and law enforcement
  - Findings to date are sensitive and confidential



# 2026 Budget

2025 Budget / Actual	2023	2024	2025 Budget	Actual thru October	Projected YE 2025	2026 Budget	% of Budget	per household			
Income	\$239,551.76	\$239,751.00	\$236,900.00	\$270,516.90	\$270,516.90	\$236,900.00					
Due per Residents (103 Homes @ \$2,300)	\$236,901.76	\$234,550.00	\$236,900.00	\$236,900.00		\$236,900.00					
Special Assessments	\$0.00	\$0.00		\$29,338.20		\$0.00					
Clubhouse Rental Income	\$800.00	\$830.00		\$90.00		\$0.00					
Pool Fob Sales	\$0.00	\$30.00		\$50.00		\$0.00					
Gate Opener Sales	\$250.00	\$480.00		\$50.00		\$0.00					
Interest Income (from Money Market Account)	\$0.00	\$3,913.00		\$4,033.86		\$0.00					
Late Fee Income (Late Payments)	\$1,100.00	\$0.00		\$54.84		\$0.00					
Adjustments to Income	\$500.00	-\$52.00									
Management	\$2,365.00	\$3,010.00	\$3,000.00	\$1,930.00	\$3,330.00	\$7,300.00	3.31%	\$70.87			
HOA Management Fees	\$2,365.00	\$3,010.00		\$1,930.00							
Utilities	\$10,725.76	\$4,972.24	\$5,800.00	\$4,780.88	\$5,562.80	\$6,600.00	3.00%	\$64.08			
OG&E (Clubhouse)	\$2,177.84	\$1,471.73		\$2,170.04							
AT&T Cable/Internet (Clubhouse)	\$0.00	\$1,293.53		\$1,058.25							
Cox Communications	\$4,004.47	\$0.00		\$0.00							
City of Norman Water & Trash (Clubhouse)	\$911.14	\$1,111.81		\$905.55							
Okahoma Natural Gas (Clubhouse)	\$747.94	\$591.17		\$647.04							
Security Monitoring	\$2,884.37	\$504.00		\$0.00							
Repairs & Maintenance	\$19,630.78	\$11,770.78	\$18,800.00	\$10,705.48	\$10,773.88	\$12,300.00	5.58%	\$119.42			
A-1 Electric (Clubhouse HVAC)	\$0.00	\$41.91		\$190.00							
Janitorial (Clubhouse)	\$0.00	\$875.00		\$1,380.00							
Materials & Supplies	\$75.67	\$165.51		\$492.64							
Contract Labor	\$7,875.00	\$0.00		\$1,000.00							
Perimeter Fence R & R	\$0.00	\$1,326.00		\$0.00							
Fence & Gate Repair	\$93.98	\$1,025.00		\$0.00							
Pool Equipment	\$1,234.91	\$175.34		\$54.96							
Pool Chemicals	\$0.00	\$943.02		\$3,519.28							
Pool Labor	\$9,200.00	\$6,020.00		\$2,920.00							
Pool Furniture	\$0.00	\$700.00		\$0.00							
Pool License	\$75.00	\$75.00		\$0.00							
Premier Visions (Gate Mechanical)	\$1,076.22	\$424.00		\$1,149.20							
Landscaping	\$134,962.56	\$122,059.16	\$139,000.00	\$122,573.58	\$128,112.13	\$138,831.00	63.02%	\$1,347.87			
Landscaping Contract	\$134,298.38	\$121,960.00		\$120,699.50							
Perimeter Fence R & R	\$0.00	\$99.16		\$0.00							
Clubhouse Landscaping	\$0.00	\$0.00		\$1,874.08							
Water Feat / Sprinklers	\$664.18										
Taxes, Insurance, Dues	\$28,857.67	\$44,634.00	\$43,490.00	\$44,299.00	\$45,987.00	\$51,800.00	23.52%	\$502.91			
Property Taxes (Clubhouse & Common Areas)	\$846.45	\$2,502.00		\$0.00							
Farmers Insurance (Clubhouse)	\$6,070.00	\$6,762.00		\$6,910.00							
Greenleaf Trails HOA Dues	\$21,941.22	\$35,370.00		\$37,389.00						(*70.4% Increase since 2023)	
Legal, Professional Fees	\$3,981.00	\$872.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.45%	\$9.71			
Accounting	\$0.00	\$350.00	\$400.00	\$355.00	\$355.00	\$400.00	0.18%	\$3.88			
Airington & Associates (Non Profit Tax Return)	\$0.00	\$350.00		\$355.00							
Printing & Publication	\$212.24	\$595.22	\$500.00	\$708.26	\$708.26	\$800.00	0.36%	\$7.77			
Mailing Fees & Postage	\$212.24	\$595.22		\$708.26							
Other Expenses	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00	0.11%	\$2.43			
Donation Life Springs Church	\$250.00	\$0.00		\$250.00							
Office / Admin	\$490.00	\$586.99	\$800.00	\$300.55	\$962.56	\$1,000.00	0.45%	\$9.71			
Bank Fees	\$0.00	\$75.00		\$111.96							
Office Supplies	\$0.00	\$0.00		\$188.59							
Website	\$490.00	\$511.99		\$0.00							
Total Expenses	\$201,475.01	\$188,850.39	\$213,040.00	\$185,902.75	\$196,041.63	\$220,281.00	100.00%	\$2,138.65		(*3.40% Increase from last year)	
Remaining Bills on 10.31.2025					\$10,138.88						
Bank Balance 10.31.2025					\$41,124.81						
Projected Bank Balance 12.31.2025					\$30,985.93						
Projected 2026 Reserve Amount					\$30,985.93	\$47,604.93					
July 2025 Theft Money Market & Operations					-\$230,000.00						

# Q & A



# Election Results

## Announce New Board

