



Property Owner's Association

P.O. Box 963

Mustang, OK 73064

(405) 834-8098

Magnolia Trace Property Owner's Annual Meeting Minutes

Tuesday, June 10, 2025 @ 6:30pm

Mustang Community Center

Full Meeting Room

- Meeting was called to order at 6:30 p.m. by President, Tom Motley.
- All in attendance were welcomed and thanked for attending.
- A quorum was not established with 25 members in attendance.
- Motley reminded the residents that we would follow the agenda submitted.
- Mr. Motley started the meeting with the introduction of Board members followed by introductions of attending residents.
- Members and guest in attendance are listed in the table below.

MEMBERS ATTENDING

Gina Burchfiel	Michael Carnuccio	Ginger Davis
Doug & Diane Denison	Don Eckhoff	Doug & Barbara Frantz
Patricia Goodnoh	Terry & Anetta Harrell	Brad & Traci Haskins
Rodney Ikard	Sherri Johnson	Paul & Joan Klingelhoets
Bo Merritt	Tom Motley	Cy Perkins
Jim & Stephanie Scott	Brant Traugott	Heather Metcalf
Les Wald		

ATTENDING GUESTS

Gregg Yeilding, Magnolia Trace Business Administrator

Proof of notice of meeting:

- May 07, 2025, mailed notice submitted to file.
- June 9, 2025, reminder email submitted to file.

Reading of 2024 meeting minutes; (unless waved by motion and vote):

- A motion to wave the reading of FY 2024 Annual Meeting Minutes was received with a second and unanimous vote.



Report of Officers:

Secretary / Treasurer:

FY 2024 Year End Report:

- Mr. Yielding reviewed the 2024 financials with the following information.
- Stated we collected \$210,920.64 in 2024 assessments and miscellaneous income and incurred a total of \$128,165.17 in operational expenses for the year.
- He reported that we had spent an additional \$72,098.00 on capital improvements, including payment for entry lighting upgrades and replacement of a culvert / walk-cart path at the south end of the common area.
- Total monies spent in 2024 was \$200,263.17.
- Mr. Yielding asked for any questions or comments about the 2024 annual finances.
- No questions were received.

FY 2025 YEAR TO DATE REPORT:

- Mr. Yielding reviewed the FY 2025 financials as of May 31, 2025.
- Mr. Yielding stated that FY 2025 spending was on track requiring approximately \$10,000 per month for normal maintenance.
- Mr. Yielding reported our bank balance as of May 31, 2025, is \$201,808.80.
- Mr. Yielding stated that we anticipate spending an additional \$73,556.68 to fund the remainder FY 2025 normal expenses.
- Mr. Yielding explained this estimate does not include any capital improvements needed for this year for streets or unforeseen common area repairs.
- A question was asked how much our maintenance contract was for 2025.
- Mr. Motley stated the three year contract was for \$75,660.00 annually.
- Mr. Wald stated that the amount the association pays is less than what he is currently paying for similar maintenance.
- Mr. Motley reminded those in attendance we contract our maintenance services using three-year contracts.
- Mr. Motley reported that FY 2025 was the first year of a new three-year contract. Stated the new contract went up approximately three percent from the FY 2022 contract.

Garden Chairman:

- Mr. Motley reported that this position is currently vacant, however, all plantings, landscape improvements are accounted for in our annual budget.
- Mr. Motley gave examples such as spring and fall flowers, bed mulching etc.



Tom Motley, Architectural Chairman reported:

Mr. Motley reminded all the importance of following the architectural guidelines required by Covenant. He stated the following:

- The Architectural Review Process is an important process that helps maintain the standard required by Covenant. Failing to submit an Architectural Review Request is considered a violation of the Covenant.
- Submitting an Architectural Review Request and receiving an approval will serve to safeguard the owner against any future issues.
- Architectural Review Requests are required for any exterior change to your home.
- Examples include roof replacement, pool installs, landscape additions, fencing installs, etc.

Election of Directors:

- Mr. Motley explained the officer election process for the Association.
- He noted that in odd years, the President, Architectural Chairman, and a director are elected; in even years, the Vice President, Secretary/Treasurer, Garden Chairman, and another Director are elected.
- Mr. Motley gave an overview of the requirements for any resident that wants to become a Board Member as follows:
 - Each year, residents receive an annual meeting notice and a survey to express interest in joining the Board.
 - Interested residents must complete and return the survey by the specified deadline.
 - This year's deadline was Friday, May 23, 2025.
 - Before the Annual Meeting, all completed surveys are emailed to residents for review.
 - Candidates would be required to answer questions from the membership at the Annual Meeting prior to the election of officers.
- Mr. Motley reported that no Surveys were received.
- Mr. Motley explained with no nominations the Bylaws state the following:
 - Section 1, Number, Term and Qualification: Excerpt from the paragraph: Each term shall expire at the time of the Annual Meeting for that particular year. Each Director and Officer shall serve until their successor is chosen and qualified.
- Mr. Motley asked those residents in attendance for the following motion:
 1. A motion to re-elect all current board members in their current positions. The motion will elect President, Architectural Chairman and one Director to a two-year term.
 - A motion was received followed by a unanimous vote to approve the motion.



Unfinished Business:

No unfinished business.

New Business:

Improvement Projects 2024:

Common Area Eroded Walk Path:

- Mr. Motley reported the Board has completed the removal and replacement of the southernmost culvert in the common area south of the pond.
- Mr. Motley stated the project was engineered to handle anticipated drainage for years to come.
- Motley reported that the walk path was increased to accommodate maintenance vehicle access to that area.
- Total cost of Replacement: \$62,098.00

Landscape Lighting:

- Mr. Motley reported the Landscape Lighting project was completed in late 2023 and billed in January 2024 which is why it is being reported in 2024.

Improvement Projects 2025:

Mr. Motley gave a review of the completed projects for the first half of 2025:

59th Street Entrance:

- Added updated safety devices to gates.
- Replaced gear boxes, sprockets, chains.
- Replaced gate bearing on exit side.
- Replace gate arms and connectors.
- Total Cost: \$3,996.37

Czech Hall Entrance:

- Straighten and Supported Gate Posts.
- Replaced safety devices on both gates.
- Replaced gate bearing on both gates.
- Total costs: \$4,059.12

Southwest Common Area Perimeter Fence:

- Replaced and stained approximately 48 feet of fence.
- Total Cost: \$2,640.00

Replaced locks and chain on south Entrance Gate:

- Total Cost: \$78.19



Pending Potential Projects:

Mr. Motley reviewed the following projects for FY 2025:

- Due to the recent spring rains approximately 265 feet of road on Camellia Way will need to be replaced due to the base not supporting the asphalt road surface.
- The Board is currently seeking quotes to replace failing section of roadway.

Scheduled Neighborhood Fourth of July Celebration:

Mr. Motley gave an update on this year's fourth of July fireworks celebration:

- Mr. Motley stated that Azalea Way between Tea Olive and the round-about will be closed from 5:00 pm to approximately 11:00 pm to accommodate the five (5) food trucks and foot traffic.
- Motley stated that the overflow parking at the Round-About will be reserved for handicap and those who are unable to walk distances to park.
- Mr. Motley reminded all that no fireworks are allowed in the Common Area at any time. The only exception will be for the professional fireworks show on the fourth.
- Mr. Motley requested that those with golf carts assist with transporting residents and their guest to the Viewing Area.
- Mr. Motley stated the event will be put on and funded by James Wald and Ray Tate both owners and residents of Magnolia Trace.
- Mr. Motley encouraged residents to consider supporting the fireworks display through corporate sponsorships or private donations. Individuals interested in contributing are invited to contact James Wald at goodguysmustang@gmail.com.

2. Mr. Motley informed the group that the following rules must be observed during the celebration:

1. **All participants must remain behind designated safety areas during the show.**
2. **No resident Fireworks of any kind are allowed in the common area.**
3. **Common area will be open until the end of the fireworks show.**
4. **Residents are responsible for removing all trash from the common area generated from food or drinks that are brought into the common area.**



Neighborhood Updates:

Common Area Rules Reminder:

Mr. Motley reviewed common area usage regulations as follows:

- Hours open to Residents: Sunrise to Sunset.
- Resident Access Only: Guest are allowed if accompanied by Resident.
- Resident Fishing Only: Guest are allowed if accompanied by Resident.
- No motorized vehicles: Gas powered Golf Carts are allowed.
- Leashed Pets only: Electronic leashes are not considered leashes.
- **Fireworks are not allowed in the common area at any time.**

Resident / Visitor Parking on Streets:

Mr. Motley reviewed regulations for parking as follows:

- Resident Street parking is prohibited by Covenant.
- Short term visitor parking on neighborhood streets is allowed if all vehicles are on the same side of the street.
- Reminded all that overflow parking is available at the roundabout on Azalea Way.
- It is the resident's responsibility to ensure street parking does not impede access for emergency services.
- Parking on both sides of roadway subjects the vehicles to citation or being towed at the owner's expense.
- Owners having yard sales are responsible for controlling traffic and ensuring parking requirements are met.
- A comment was made about children playing in the round-about and creating a dangerous situation for the children and vehicle traffic.
- Mr. Motley asked all parents not to allow children to play in the round-about.

Discussion of Holding an Annual Association Sponsored Garage Sale:

- Mr. Motley asked Ms. Johnson to open her request for discussion of an annual neighborhood garage sale.
- Ms. Johnson stated that some of the women was interested in holding an annual neighborhood garage sale.
- Johnson explained that other surrounding neighborhoods hold annual garage sales and with Associations providing signs promoting the neighborhood event.
- Several of the attending residents stated that they have experienced not being able to get to their residence and have been blocked in their driveways unable to leave.
- Discussion pertaining to responsibility for traffic control and damages to property were discussed.



Adjournment:

- With no more business or discussion, a motion to adjourn was made and seconded at 7:15 pm.
- A unanimous yes vote ended the evening.

Tom Motley, President

Submitted by:

July 6, 2025

Date: