Sutton Place Homeowners Association

2026 Annual Meeting

February 23, 2026

Location: Norman Community Church of the Nazarene

Officers: John Hunt, Jay Dodson, Orlanda Huston, Rebecca Oubre, Jim Hammond

Meeting called to order at 7:04p.m.

Review of 2025 Meeting

- Minutes of the 2025 Annual Meeting were read. Upon Motion and second, they were approved.

Financial Report

- Financial statements & 2026 budget were presented by treasurer and are available to be emailed upon request if copy is not received.
- The 2025 expenses were $46,929.36 and an expense report was presented.
- The 2026 budget was presented by the treasurer. It can be emailed upon request, and will be posted on the SPHOA website.
- Ending balance as of December 31, 2025, for checking was $49,424.47 and Money Market $26,982.98.
- Because the proposed 2026 budget exceeds the projected income for the year, certain items will need to be deferred and addressed in the following year as necessary.
- Upon Motion and second, the financial report is accepted.

2025 Accomplishments and Completed Projects

- The pool parking lot was restriped. *Thank you to John Hunt for coordinating this project.*
- The pool shower privacy fence was replaced. *Special thanks to Dorian Small for generously donating his time to complete this work.*
- The women's restroom door at the pool was replaced.
- A new water fountain with a bottle-filling feature was installed at the pool house.
- The entryway landscaping was updated.

- A successful community pool party was held in July.
- A successful Easter Egg Hunt was hosted. *Thank you to the Hammonds for leading and organizing this event.*

Projected 2026 Updates and Proposed Improvements

- **Fence Staining**: A resident has volunteered to complete the labor at no cost to the HOA. The HOA would be responsible for purchasing the necessary materials.
- **Dam Sidewalk Repairs**: Erosion issues have been identified and will need to be addressed to prevent further damage.
- **Stock Pond**: Additional fish are needed to restock the pond.
- **Volleyball Pit Maintenance**: The sand will need to be replenished and the area re-leveled to maintain playable conditions.
- **Bluetooth Speaker Purchase**: The HOA is considering purchasing a Bluetooth speaker for use at pool parties and other community events. This would eliminate the need to hire a DJ and allow for cost savings across multiple events.
- **Pool Furniture Replacement**: Plan to replace two to four pieces of pool furniture per season as part of an ongoing maintenance and refresh schedule.
- **Entryway Sign Repairs/Replacement** ($10,000–$15,000 estimated): This is considered a major repair. The HOA will obtain a professional evaluation to determine the extent of the damage and whether this project should be prioritized.

Election of Officers:

- The President, Secretary, and Member-at-Large positions are up for election this year. No one came forward to elect or offer to run to serve for these positions. John Hunt, President, Orlanda Huston, Secretary, and Jim Hammond, Member-at-Large, have all agreed to serve another term, and all were elected by acclamation.

Open Discussion Items:

- John Hunt discussed increases from vendors, and how that affects HOA cost and dues. In 2025 our money intake did not cover our expenses. He talked about other additions, dues amounts and how we are trying everything we can to avoid any special assessments for potential major expenses.

- We are looking for a new daily summer pool person as Scott Oglesby may not be returning this summer due to a health issue. John Hunt is hoping to find someone that lives in the neighborhood. This is a daily commitment and may need to be more than one person. Dawn Goike and Thomas Crabtree both expressed interest in helping.

- 4th of July Parade - We would like the neighborhood to host their first annual parade this 4th of July. It would be a minimal cost and fun for all. There seemed to be a lot of interest and excitement from the residents. Orlanda Huston will contact Captain Shawn Hawkins to help with the permit and road issues…Josh Hinkle has his number. Orlanda Huston will put information in the Spring/Summer newsletter and also post on the neighborhood Facebook page as we get closer.

- The HOA is looking for a basic handyman to fix things that come up. Carl Bynum who lives on Oriole Drive and Brent Bartel who lives on Wilderness were recommended. Also, another resident told John Hunt that he would like to talk after the meeting.

- **New Playground/Equipment Update:**
  Jullian Mueller attended the recent City meeting where the new playground equipment for Sutton Place Park was on the agenda. During public comment, she requested that the City consider the following modifications: changing the ground cover from faux turf to a rubber mat surface, adding a perimeter fence for safety, and modifying the playground theme from a science theme to a nature theme.

  The City indicated that adding a fence may be feasible. However, they were uncertain about the possibility of changing the theme. Regarding the ground cover, City representatives explained that the rubber mat surface would significantly increase costs. Any change to the approved surface would require the project to be rebid to all vendors, which would delay the playground reconstruction timeline.

  Josh Hinkle provided additional insight from the City Council. The approved budget for the Sutton Place Park playground project is

$185,000. The item is currently listed on the City Council consent docket for February 24, 2026, meaning it is expected to be approved without protest or further discussion. If approved, the City will proceed with signing the bond paperwork, and construction is anticipated to begin within approximately 10 days thereafter.

- **Norman Community Church of the Nazarene Property Update:** The church is in the process of selling a portion of its property located behind the church, which backs up to Sutton Wilderness. The City of Norman submitted a bid for the property; however, Josh Hinkle indicated that the church may have selected a different buyer, potentially a developer planning to use the property as a wedding venue.

- A resident inquired about the possibility of painting the neighborhood's shared mailboxes to improve their appearance. It was noted that the shared mailboxes are the property of the United States Postal Service (USPS) and not the responsibility of the SPHOA; therefore, the HOA does not have jurisdiction to paint or repair them. Laura Peliti has contacted USPS online to inquire whether painting or other improvements would be permitted.

Events for 2026:

- The Easter Egg Hunt is scheduled for Saturday, March 28 at 4:00 p.m. Jana has posted a request on the community Facebook page seeking volunteers to assist with event setup and egg stuffing. She will also be collecting donated plastic eggs following the event for reuse next year to help reduce costs. Additionally, there has been interest expressed in holding the event later in the morning in future years. This option will be revisited and evaluated next year.

- A proposal was presented to host a "Family Movie Night" at the pool house, replacing the previously scheduled "Adult Swim Night," which had low attendance. The Hustons have offered to donate a blow up

movie screen, and the HOA will explore the purchase of a cost-effective projector. Orlanda Huston will follow up with Dawn Goike and the Hammonds to discuss event details and determine the necessary steps to plan these events for the summer season.

- Residents expressed interest in continuing the Chili Cook-Off event; however, it was suggested that the event be rescheduled to late September or October to take advantage of cooler fall weather. One proposal included hosting the event on a weekend when the local football team is playing an away game and utilizing the projector and screen to show the game during the cook-off. Additionally, the idea of incorporating a pumpkin decorating contest was discussed, with residents providing their own carved or decorated pumpkins for entry to encourage community participation and seasonal engagement.

- Jim Hammond inquired about community interest in organizing a Halloween decorating contest, noting that many residents already participate in decorating for the holiday. Trick-or-Treating is a well-attended and enjoyable tradition in Sutton Place Addition, and the HOA would consider adding a decorating contest if there is sufficient interest within the community.

Drawing for 2026 Annual Dues:

- A drawing was held for 2025 SPHOA dues. The winner was Angie Okroi, 1716 Egret. Congratulations!

Meeting adjourned at 8:29p.m.

Orlanda Huston, Secretary