



Welcome Willows

Community Meeting 9/5/2026 3pm

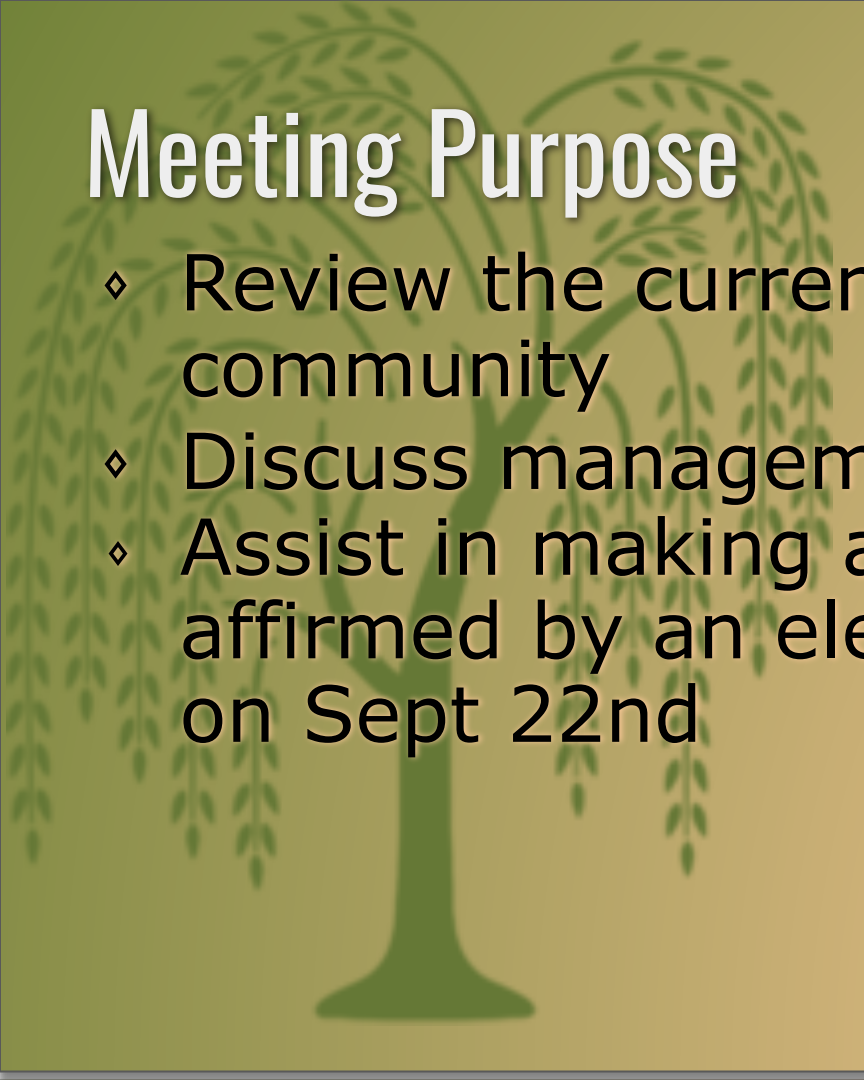
WELCOME WILLOWS



Meeting Overview

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Meeting Purpose



- ♦ Review the current state of the community
- ♦ Discuss management company options
- ♦ Assist in making a decision that can be affirmed by an elected Board of Directors on Sept 22nd

Rules of Order

Guiding Principles:

- ♦ Everyone has the right to participate in discussion if they wish, before anyone may speak a second time.
- ♦ Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker.
- ♦ Only one thing (motion) can be discussed at a time.
- ♦ You may INTERRUPT a speaker for these reasons only:
 - to get information about business –point of information
 - to get information about rules– parliamentary inquiry
 - if you can't hear, safety reasons, comfort, etc. –question of privilege
 - if you see a breach of the rules –point of order
 - if you disagree with the president of the board's ruling –appeal
 - if you disagree with a call for Unanimous Consent –object

Why now?

- ♦ Provided their 30 day notice of resignation on Monday Aug 31, 2026
- ♦ Last day will be Sept 30th, 2026
- ♦ Onboarding with a new company takes 2-3 weeks
- ♦ Election is Sept 22nd
- ♦ If we wait, there will be no one to collect dues and pay bills on Oct 1st.

Why do we need one?

♦ **Dec 10.1.B(2)**

None of the following may occur unless there is first obtained the prior approval of Owners of at least 67% of the undivided Common Interest...

Termination of professional management of the Condominium Project and establishment of self-management by the Association.

Researched Options

Casa Management

- ♦ Local firm
- ♦ \$7/door (at 224 doors that is \$1,568/month)
- ♦ Scope of service will be to the basics:
 - Financials
 - 6 inspections a year
 - Vendor management

Oklahoma HOA Partners

- ♦ Based out of OKC
- ♦ 6% of monthly collected dues (roughly \$3,000)
- ♦ Extensive scope of services
 - Financials
 - Working and emergency maintenance
 - Hands-on Support

Other Contacted Firms

- ♦ Strider Management
 - Larger OKC firm
 - ~\$4k/month
 - Dedicated staff
- ♦ Clark Simson Miller
 - Not Local
 - \$1,400/month
 - Financials and basic admin only