

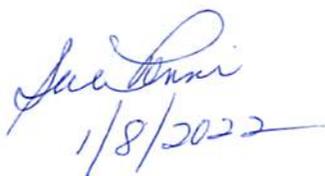
A meeting of the Woodbine Homeowners Association was held at 0719 S 102nd East Ave on Thursday, January 6, 2022. In attendance in person was John Smedstad; Tom Padalino joined by phone as a precaution since he had been exposed to Covid. Lyndsay Hightower, who is the regular secretary, was not in attendance since the sole purpose of the meeting was to determine the steps for Lyndsay's request for an addition to her home for business use (a first time anyone had asked).

We determined that the Covenants 5.01 indicated 'residential and associated' use. There was no doubt of the appropriateness of the request to enlarge her home with a sunroom as long as it met the usual criteria of placement on the lot, permit from the City etc, but we were not certain about the 'associated use' referenced in the Covenants, and was that ours to 'approve' or would that 'approval' be determined by City licensing. It was determined that we would take the following steps ~

- address the question to Dwight Smith, the Board attorney
- in addition to his recommendation, Sue will confirm with the City of Tulsa Permit Department and if necessary, INCOG, for the proper procedures and relay them to Lyndsay so we will be certain we are all working together and the business use will be legal in all ways.

The Board agreed to the following action: we would approve the addition to the home, but the business use would clarified as 'on hold' until all proper permitting was completed. If completed and approved by INCOG, there will be (possible) additional restrictions re no signage outside the home. Lyndsay has indicated she can't have more than 3 customers at a time and doesn't anticipate doing even that, so parking will typically be in the driveway so as not to add to any issues on 97th Street. She will understand that we will want to see confirmation that all terms have been met by the Cosmetology Board and approval from INCOG. And in the event Lyndsay moves/ceases to use the home for business, the approval (if granted) will be abandoned prior to the sale of the home. (Sue will confirm this can be recorded with her title work.)

There being no further business, we adjourned the meeting.



Tom Padalino
dotloop verified
02/23/22 10:48 AM CST
9XD4-TJ8O-QH0V-30DH

John Smedstad
dotloop verified
02/23/22 10:13 AM CST
TE5F-BRMM-OAKJ-9HJP