

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION
December 3, 2014 BOARD MEETING MINUTES

BI-MONTHLY MEETING

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Wednesday, December 3, 2014, at the Model Home. Meeting was called to order at 5:00 pm.

ROLL CALL

Kirby Klabon
Gary Trynieszewski
Steve Rannells
Kerri Hite
Steve Vasas
Kerry Cantrell- Z&R Property Management

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about the organization of the Association, the recent turn over to the homeowners, maintenance items and future Board meetings.

PREVIOUS MINUTES

- As this was the first regular Board meeting since the turn over to the Homeowners, there were no previous meeting minutes to approve.

COMMITTEE REPORTS

- There are no committees formed at this time.

FINANCE REPORT

Mr. Cantrell reviewed the financials for November 2014 (not the complete month-close out not completed yet). The Association ended the month of November with total assets being \$15,393.72. The balance consisted of a total of \$14,300.25 in the Cash Operating Account, and Accounts Receivable at \$1,093.47. The prepaid dues were \$2,226.67. On the Budget Comparison the Association is \$3,813 over budget for the year in operating expenses.

MANAGER'S REPORT

- Mr. Cantrell explained the typical contents of the Board meeting packet to include the legal collections update, the work order report and the YTD General Ledger for Association expenses.

NEW BUSINESS

- The Board voted among themselves to elect Officer positions, which are as follows:

President: Kirby Klabon
VP: Gary Trynieszewski
Treasurer: Steve Rannells
Secretary: Kerri Hite
Director at Large: Steve Vasas

- Mr. Cantrell and the Board discussed the need to amend and restate all of the Association's governing documents, as well as to hire a legal firm for general counsel and collections of delinquent dues. Mr. Cantrell presented a proposal from a legal firm (OCH) for both. The Board reviewed this and requested another set of proposals which Mr. Cantrell will provide asap.
- The Board discussed the possibility of starting a website for the Association, which would enhance communication with the homeowners as well as possibly save the Association money for various HOA responsibilities. Mr. Cantrell gave the Board an example of a website for one of his Associations and the Board will review.

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- The Board discussed a regular meeting schedule for Board meetings, and decided that bi-monthly meetings would be most appropriate going forward, at least in the short term. They will attempt to agree on a regular schedule to facilitate homeowner attendance.

UNFINISHED BUSINESS

None

- There were no violation letters or other correspondence to review.

ADJOURNMENT/NEXT MEETING

There being no further Association business, the meeting was adjourned at 6:10 pm. The next meeting will be to be arranged.

Respectfully submitted,

Kerry Cantrell
Property Manager