

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION
April 15, 2015 BOARD MEETING MINUTES

BI-MONTHLY MEETING

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Wednesday, April 15, 2015, at the Model Home. Meeting was called to order at 6 pm.

ROLL CALL

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

Excused Absence: Steve Rannells and Kerri Hite

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about the following: new parking signs to be installed soon (fire lane and visitor only). Tow company will also install in information sign in case of any potential vehicle tows. Several items for the spring HOA newsletter were also discussed.

PREVIOUS MINUTES

- The Minutes from the February 2015 Board meeting were reviewed and approved by the Board.

COMMITTEE REPORTS

- There are no committees formed at this time.

FINANCE REPORT

Mr. Cantrell reviewed the financials for March 2015. The Association ended the month of March with total assets being \$21,105. The balance consisted of a total of \$19,211 in the Cash Operating Account, and Accounts Receivable at \$520. The prepaid dues were \$3,746. On the Budget Comparison the Association is \$900 under 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 reviewed and discussed a proposed amendment to the Z&R Management contract, which is necessary for the company to come into compliance with new State laws governing management company disclosures. The Board voted unanimously to approve the amendment.
- The Board reviewed and discussed a responsible governance policy required by State law, requiring the HOA to conduct a reserve study for Association assets. The Board voted unanimously to approve the policy.
- The Board reviewed an opinion from legal counsel regarding the allowable placement of satellite dishes on building exteriors. The Board directed Mr. Cantrell to have legal counsel draft an official policy concerning the issue.
- The Board reviewed the HOA's 2014 tax returns.

UNFINISHED BUSINESS

None

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- The Board reviewed the written letters and other correspondence collected since the last meeting.

ADJOURNMENT/NEXT MEETING

There being no further Association business, the meeting was adjourned at 6:55 pm. The next meeting will be June 17, 2015, at the model home if it is still open, if not the meeting will be held at the office of Z&R Property Management.

Respectfully submitted,

Kerry Cantrell
Property Manager