

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION
February 18, 2015 BOARD MEETING MINUTES

BI-MONTHLY MEETING

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Wednesday, February 18, 2015, at the Model Home. Meeting was called to order at 5:30 pm.

ROLL CALL

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

Anthony Sexton with Greener Grass Lawncare was in attendance to discuss snow removal. The Board gave permission to reduce the minimum depth for service from 4 inches to 2 inches, and asked for a cost estimate to remove snow from the driveways and entry walkways also. Two Board members were selected as direct contact for Anthony to order service during snow events.

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about the following: recently a resident called 911 for a medical emergency and was told that the property was not in their system. (Kerry will investigate), the issue of residents running their dogs in the adjacent Church property (next newsletter will address this), parking rules and enforcement, and a City street light out (Kerry will contact the City and request repair).

PREVIOUS MINUTES

- The Minutes from the December 2014 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 January 2015. The Association ended the month of January with total assets being \$19,609.93. The balance consisted of a total of \$16,005.76 in the Cash Operating Account, and Accounts Receivable at \$994.17. The prepaid dues were \$4,226.67. On the Budget Comparison the Association is \$438 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 discussed again the needed amendment of the Governing Documents. Steve Vasas explained that the developer had hired a new attorney to review them and will submit a draft set of documents soon for the Board to review.
- The Board discussed implementing a regular Board meeting schedule, and decided on bi-monthly meetings on the 3rd Wednesday of the month. Kerry will investigate possible locations for the meetings as the model home will soon not be available.
- The Board reviewed the contract for service with the towing company.

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- The Board discussed which legal firm to hire for general counsel and collection of delinquent assessments, and voted to hire

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 7:15 pm. The next meeting will be April 15, 2015, at a location to be arranged.

Respectfully submitted,

Kerry Cantrell
Property Manager