

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION

June 17, 2015 BOARD MEETING MINUTES

**BI-MONTHLY MEETING**

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Wednesday, June 17, 2015, at the Model Home. Meeting was called to order at 6 pm.

**ROLL CALL**

Kirby Klabon-President

Gary Trynieszewski- VP

Kerri Hite- Secretary

Steve Rannells-Treasurer

Kerry Cantrell- Z&R Property Management

*Excused Absence: Steve Vasas*

Also in attendance were representatives of Challenger Homes, Atrium Windows and Greener Grass Landscape Maintenance.

**HOMEOWNERS FORUM**

- Several residents were in attendance. There was discussion about the following with the vendor reps: the condition of the windows installed by the builder, specifically the condensation and frosting on the inside window frames. Mr. Cantrell will mail out a notice to all owners with instructions to contact Atrium Windows so that their windows can be repaired as a warranty item. Greener Grass will soon conduct a final walkthrough with Challenger in order to take over fully the landscape maintenance and irrigation systems. A Challenger rep also agreed to address some drainage issues adjacent to the corner of 5492 Oak Springs.

**PREVIOUS MINUTES**

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

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for May 2015. The Association ended the month of May with total assets being \$24,426. The balance consisted of a total of \$22,113 in the Cash Operating Account, and Accounts Receivable at \$480. The prepaid dues were \$3,346. On the Budget Comparison the Association is \$4,329 under budget for the year in operating expenses.

**MANAGER'S REPORT**

- Mr. Cantrell explained the 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 rule governing the installation of satellite dishes. The Board approved this resolution and Mr. Cantrell will notify the owners and post the rule on the HOA website.

**UNFINISHED BUSINESS**

None

- 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 7:40pm. The next meeting will be August 19, 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