

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION
April 7, 2016 Board Meeting Minutes

BI-MONTHLY MEETING

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Thursday, April 7, 2016, at Fire Station #20. Meeting was called to order at 6:30 pm.

ROLL CALL

Kirby Klabon- President

Gary Trynieszewski –Vice President

Steve Vasas – D@L

Kerry Cantrell- Z&R Property Management

Excused Absence: Steve Rannells- Secretary, Greg Maney- Treasurer

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about drainage issues and concrete.

PREVIOUS MINUTES

- The Minutes from the February 2016 Board meeting were reviewed and approved by the Board.

FINANCE REPORT

Mr. Cantrell reviewed the financials for February 2016. The Association ended the month of February with total assets being \$17,462. The balance consisted of a total of \$13,799 in the Cash Operating Account, \$1,818 in Reserves and Accounts Receivable at \$1,845. The prepaid dues were \$4,564. On the Budget Comparison the Association is \$1,318 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 a proposed contract for landscape maintenance and snow removal from Greener Grass Landscape Maintenance. After discussion the Board approved it. This company has performed maintenance since turnover to the homeowners.
- The Board and owners present discussed the status of the condensation issue with the originally installed windows. Owners may contact the Challenger Homes warranty website for service.
- Mr. Vasas will address drainage and concrete issues at 6739 Oak Trunk Point and 6711 Oak Trunk Point.
- The Board discussed the possibility of a community yard sale sometime in the summer. Tabled.
- The Board discussed the possible installation of a bulletin board on the property for resident communications. Mr. Cantrell will provide information on cost to the Board.

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 6:45 pm. The next meeting will be June 2, 2016 at Fire Station # 20, 6pm.

Respectfully submitted,
Kerry Cantrell, Property Manager