

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION  
February 4, 2016 BOARD MEETING MINUTES

**BI-MONTHLY MEETING**

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Thursday, February 4, 2016, at Fire Station #20. Meeting was called to order at 6:30 pm.

**ROLL CALL**

Kirby Klabon- President  
Gary Trynieszewski –Vice President  
Greg Maney- Treasurer  
Steve Rannells- Secretary  
Kerry Cantrell- Z&R Property Management  
*Excused Absence: Steve Vasas – D@L*

**HOMEOWNERS FORUM**

- Several residents were in attendance. There was discussion about snow removal.

**PREVIOUS MINUTES**

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

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for December 2015. The Association ended the month of December with total assets being \$17,907. The balance consisted of a total of \$11,143 in the Cash Operating Account, \$5,501 in Reserves and Accounts Receivable at \$11,262. The prepaid dues were \$2,694. On the Budget Comparison the Association is \$4,060 over 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 discussed the scheduling of a meeting to discuss the first steps in amending the Governing Documents. They will schedule with Mr. Cantrell to meet and complete the initial worksheet from the HOA attorneys and continue with the process.
- The Board discussed when Holiday decorations should be taken down on the exterior of the units, and decided that January 31 should be the suggested date since there is no current regulation governing the issue.
- The Board discussed the ongoing problems with the Atrium brand windows originally installed, specifically the issue of interior condensation that is still happening despite a retrofit last fall. Mr. Cantrell will send a notice to all owners to contact Mr. Trynieszewski if they would like to participate in contacting Atrium as a group.

**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 7:30 pm. The next meeting will be April 7, 2016 at Fire Station # 20, 6pm.

Respectfully submitted,  
Kerry Cantrell, Property Manager