

OAKWOOD VILLAGE HOMEOWNERS ASSOCIATION
February 2, 2017 Board Meeting Minutes

BI-MONTHLY MEETING

The regular Bi-monthly meeting of the Oakwood Village Homeowners Association Board was held on Thursday, February 2, 2017, at Fire Station #20. Meeting was called to order at 6:45 pm.

ROLL CALL

Kirby Klabon- President

Angela Ornelas- VP

Greg Maney- Treasurer

Jeremy Atkinson- D@L

Kerry Cantrell- Z&R Property Management

Excused Absence: Steve Rannells- Secretary

HOMEOWNERS FORUM

- Several residents were in attendance. Representatives from Benson, Kerrane, Storz & Nelson were in attendance and gave a presentation on the status of negotiations with Challenger Homes regarding builder defect issues.

PREVIOUS MINUTES

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

FINANCE REPORT

Mr. Maney reviewed the financials for November and December 2016. The Association ended the month of December with total assets being \$12,867. The balance consisted of a total of \$7,592 in the Cash Operating Account, \$5,048 in Reserves and Accounts Receivable at \$226. The prepaid dues were \$4,572. On the Budget Comparison the Association is \$8,446 over budget for the year in operating expenses.

MANAGER'S REPORT

- Mr. Cantrell explained the contents of the Board meeting packet to include, the work order report and the YTD General Ledger for Association expenses. There are currently no homeowners in legal collections for delinquent dues.

NEW BUSINESS

- There was discussion about the finalization of the amended Governing Documents, and the approval process.
- The Board reviewed the HOA's 2016 Tax Returns
- The Board discussed a violation regarding an oil leak from a resident vehicle in guest parking, associated with 6725 OTP. They voted to allow the owner 10 days to have it professionally cleaned. Failure to do so may result in daily fines.

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 6:40 pm. The next meeting will be April 6, 2017, 6:30 pm, at Fire Station # 20.

Respectfully submitted,
Kerry Cantrell, Property Manager