



The Oaks Condominium Association  
Board Meeting  
March 17, 2014

Directors Present

Dennis McGregory, President  
Niccole Boswell, Treasurer  
George Blake  
Lee Krause  
Kathryn Moose, Vice President

Directors Absent

Adele Barrier, Secretary  
Shirley Viveiros

Jan Lancaster – Property Manager

The meeting was called to order at **7:06** pm by Dennis McGregory.

Ms. Lancaster stated that she fixed the previous meeting minutes, she left out why the multi-station gym was brought out in the first place. Mr. Blake made a motion to approve the minutes as written with Mrs. Moose seconding, vote was unanimous.

President's Report:

Mr. McGregory announced the arrival of his grandson, making him a proud grandfather.

Financial Report:

Niccole Boswell reported the following:

• **HOA PAYMENTS:**

Month to date actual:	\$246,297.69	Year to date Actual:	\$1,538,522.29
Month to date budget	\$254,209.00	Year to date Budget:	\$1,525,254.00

**Variance:** Month to date we have received **\$4,911.31** under budget, and year to date we are over \$13,268.29

- **CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$298,275.83**
- **TOTAL MAINTENANCE AND REPAIRS:** We are \$5,587.60 under budget for the month and \$29,080.81 under budget year to date.
- **TOTAL OPERATING BUDGET:** Month to date we are \$10,194.12 over budget and year to date we are \$19,308.80 under budget.
- **TOTAL RESERVE ACCOUNT:** The total year to date in the Reserve Account is \$928,526.43
- **Total Assets** are \$1,226,802.26

**Property Report:**

Ms. Lancaster reported that there was an incident Tuesday evening March 4, 2014 around 7:30 or 8:00 p.m. A new entry sidewalk in front of unit 743, a tree began to lean and uproot, making the sidewalk catawampus, approximately two large limbs descended to the root. The two limbs appear to hold down the tree from falling any further. Ms. Lancaster attempted to call Davey that evening, and left several messages. Davey tree called back the following morning at 7:00 stating that they were on their way immediately. The tree was successfully removed.

Morgan group is fencing around tree, removing all bushes.

Dennis McGregory made a motion to waive the reading of the property report with Lee Krause seconding. Vote was unanimous

**Old Business:**

Resolution on Unit 469, the unit was leased a year ago, the question was whether or not the tenants that were there were going to remain and go on a month-to-month. They have elected to go on a month-to-month and take their chances.

**New Business**

1. Ms. Lancaster presented a sheet with roof bids from both Anchor and Lupe's companies, for buildings 7,23, 36, and 44. After long deliberation it was decided that both Anchor and Lupe should both be bidding on the same, so that a decision can be made. The decision was made to ask Lupe's Roofing to refine his bid according to what Anchor provided.
2. Ms. Lancaster also presented two bids for the sidewalk repairs, Kirk services and

Quality concrete. Both vendors have previously done work for the complex. Mr. McGregory's concern was that if there were to be more repairs needed would we be able to keep the same repair company or would we have to keep coming back to deciding between bids. Ms. Krause suggested we choose give part of the job to Kirk because she has been previously satisfied with other work that they have done for her. Mr. George Blake makes a motion to give the pea gravel bid to Quality Concrete and the new brushed concrete sidewalk to Kirk Services for \$2,500.00 with Ms. Krause seconding, vote was unanimous.

3. Ms. Lancaster also presented a proposal for a privacy fence, unit 383 is located west of the Oaks Office between the first and the second stop signs, the unit faces north and the owner has no privacy from the street traffic. The current patio is 5' deep by 9' wide, the request is to extend the existing patio to 10' deep by 19' wide providing both the living area and the bedroom privacy and safety. Mr. McGregory makes motion to accept this request, with Mr. Blake seconding, the vote was unanimous.

Mr. Blake made a motion to adjourn the meeting at 7:57 pm with Mr. McGregory seconding. Motioned carried.

APPROVED



Adele Barrier, Secretary



Dennis McGregory, President