



The Oaks Condominium Association
Board Meeting
April 20, 2015

Directors Present

Dennis McGregory, President
Kathryn Moose, Vice President
Niccole Boswell, Treasurer
Richard Krychowecky, Jr.
Mike Mullins
Shirley Viveiros
Lee Krause

Directors Absent

George Blake

Jan Lancaster – Property Manager

The meeting was called to order at 7:03 pm by Dennis McGregory.

Ms. Krause made a motion to waive the reading and approve the March 19, 2015 meeting minutes as written. Mr. Mullins seconded the motion. The vote was unanimous.

President's Report:

Mr. McGregory reported on the roads being done

Financial Report:

Ms. Boswell reported the following:

HOA PAYMENTS:

Month to date actual:	\$266,733.34	Year to date Actual:	\$1,780,780.79
Month to date budget	\$254,209.00	Year to date Budget:	\$1,779,463.00

Variance: Month to date we have received **\$12,524.34** over budget, and year to date we are over **\$1,317.79**.

CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$125,622.28.

TOTAL MAINTENANCE AND REPAIRS:

We are \$5,285.26 under budget for the month and \$16,855.10 over budget year to date.

TOTAL OPERATING EXPENSES:

Month to date we are \$4,712.24 over budget and year to date we are \$49,642.89 over budget .

TOTAL RESERVE ACCOUNT:

The total year to date in the Reserve Account is \$1,181,735.61.

TOTAL ASSETS:

Total Assets are \$1,307,357.89.

Effective April 1, 2015, the City of Houston Public Works has implemented an annual rate adjustment of 4.4% for water and wastewater. They do this, I believe, every year at this time.

Dues to the Woodlake Community Association were paid this month. It is normally paid earlier in the fiscal year.

Property Report:

Ms. Lancaster reported that she was using a different format this month. Ms. Lancaster then reported that we had small kitchen fire in a particular unit.

New Business

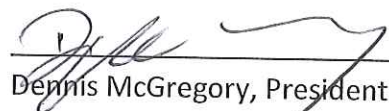
- Ms. Lancaster presented an "Ask Before You Alter" request from unit 107. Mr. McGregory made a motion to approve the proposed "existing" window screens. Mr. Krychowecky seconded the motion. The motion carried with Ms. Viveiros dissenting.
- Ms. Lancaster reported that Mr. Krychowecky had been working on the proposal for the improvements of the Weight Room. Mr. Krychowecky reported on the plans. There was a question on insurance coverage if the weight room had free weights. Ms. Lancaster will check on that with the insurance company. Mr. Mullins made a motion to approve the weight room proposal. Ms. Krause seconded the motion. The motion carried unanimously.

Ms. Krause made a motion to adjourn the meeting at 7:42 pm with Ms. Moose seconding. The motion carried.

APPROVED



Kathryn Moose, Vice President



Dennis McGregor, President