



The Oaks Condominium Association  
Board Meeting  
February 15, 2016

Directors Present

Dennis McGregory, President  
Richard Krychowecky – Vice President  
Niccole Boswell - Treasurer  
Christina Heldman  
Lee Krause  
Kathryn Moose

Directors Absent

Mike Mullins – Secretary  
George Blake

Jan Lancaster – Property Manager

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

Mr. Krychowecky made a motion to waive the reading of the January 18, January 28 and the February 3, 2016 Board Meeting minutes and approve them as written. Ms. Moose seconded the motion. The motion carried.

President's Report:

Mr. McGregory had nothing to report.

Finance Report:

Ms. Boswell reported for the month ending 1/31/16:

**HOA PAYMENTS:**

Month to date actual:	\$242,016.18	Year to date Actual:	\$1,271,644.85
Month to date budget	\$254,209.00	Year to date Budget:	\$1,271,045.00

**Variance:** Month to date we have received **\$12,192.82** under budget, and year to date we are over by **\$599.85**.

**CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$64,226.60.**

**TOTAL MAINTENANCE AND REPAIRS:**

We are \$3,286.77 under budget for the month and over budget \$37,873.05 year to date.

**TOTAL OPERATING EXPENSES:**

Month to date we are \$48,981.22 under budget and year to date we are over budget \$14,381.06.

**TOTAL RESERVE ACCOUNT:**

The total year to date in the Reserve Account is \$1,330,291.59.

**TOTAL ASSETS:**

Total Assets are \$1,394,518.19.

**Property Report:**

Ms. Lancaster reported the following:

- 127 completed work orders with 72 still pending.
- Davey Tree still on property
- Carport Project in progress.
- Building 12 Hardy Plank Project complete.
- Damages from the Crane Incident have all been repaired.
- Two other Carport Damages have been repaired.
- Building 57 – Foundation work begins week of 2/22/16.
- Office building on the other side of the Pearl has been torn down.

**Old Business:**

- Building 57 – Ms. Lancaster reported on the beginnings of the foundation work due to start 2/22/16.
- Trap, Neuter, Release – This item was tabled.
- Ask Before You Alter – This item was tabled as owner did not come.

**New Business:**

- Ms. Lancaster presented the two contract proposals for sidewalk/concrete work:
    - Quality Concrete - \$30,812.15
    - Southern Concrete - \$20,638.70
- Ms. Krause made a motion to accept Southern Concrete's proposal with Mr. Krychowecy seconding. The motion carried unanimously.

- Ask Before You Alter – Unit 397 was presented. Mr. Krychowecky made a motion to approve request as proposed with Ms. Boswell seconding. The motion carried unanimously.
- Ask Before You Alter – Unit 135 was presented. Ms. Lancaster proposed that extending of the fence should go no further than 9 additional feet to encompass the bedroom, but stop short of the bedroom window frame to not enclose the existing Sprinkler Controller and faucet. Mr. Gregory made a motion to approve the fence request provisionally based on Ms. Lancaster's suggestions. Ms. Krause seconded. The motion carried unanimously.
- Rodents – Mr. Gregory wanted the office to be more customer service oriented regarding the rodents and the needs of the resident. The office should be sending a person to either to remove the rodent and/or to call a pest control service to set traps and etc. The office needs to be more pro-active to try to discover points of entry and repairing/plugging up of said entry points.
- Letter from resident regarding tree in his patio was discussed and tabled until the board had a chance to look at the situation.

Mr. Gregory made a motion to adjourn the meeting at 7:40 pm with Ms. Boswell seconding. The motion carried unanimously.

APPROVED

  
\_\_\_\_\_  
Mike Mullins, Secretary

  
\_\_\_\_\_  
Dennis Gregory, President