

The Oaks Condominium Association  
Board Meeting  
March 21, 2016

Directors Present

Dennis McGregor, President  
Richard Krychowecky – Vice President  
Mike Mullins – Secretary  
Christina Heldman  
Lee Krause

Directors Absent

Nicole Boswell - Treasurer  
George Blake  
Kathryn Moose

Jan Lancaster – Property Manager

The meeting was called to order at 7:05 pm by Mr. McGregor.

Mr. McGregor made a motion to waive the reading of the February 15, 2016 Board Meeting minutes and approve them as written. Mr. Krychowecky seconded the motion. The motion carried.

President's Report:

Mr. McGregor had nothing to report.

Finance Report:

Ms. Heldman reported for the month ending 2/29/16:

**HOA PAYMENTS:**

Month to date actual:	\$249,307.56	Year to date Actual:	\$1,520,952.41
Month to date budget	\$254,209.00	Year to date Budget:	\$1,512,984.00

**Variance:** Month to date we have received **\$4,901.44** under budget, and year to date we are under by **\$4,301.59**.

**CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$74,411.51.**

**TOTAL MAINTENANCE AND REPAIRS:**

We are \$2,988.44 under budget for the month and over budget \$34,884.61 year to date.

**TOTAL OPERATING EXPENSES:**

Month to date we are \$29,714.26 under budget and year to date we are under \$15,333.20.

**TOTAL RESERVE ACCOUNT:**

The total year to date in the Reserve Account is \$1,355,872.06.

**TOTAL ASSETS:**

Total Assets are \$1,430,283.57.

**Property Report:**

Ms. Lancaster reported the following:

- 116 completed work orders with 41 still pending.
- Davey Tree Completed work on 2/29/16.
- Carport Project Completed 3/4/16.
- Building 17 Hardy Plank Project started on 3/14/16.
- Concrete/Sidewalk Project started on 3/11/16.
- Curb Painting should start Mid - April.
- Building 57 – Foundation work completed on 2/29/16. The remaining building issues will be addressed when the building settles. Working to get on the Contractors schedule.

**Old Business:**

- Woodlake Community Association – Mr. Krychowecky gave an update if his interaction with them.
- Tree Issue for one of the units was discussed and tabled until owner decides what he wants done.

**New Business:**

- Ms. Lancaster presented the two contract proposals for pool repair work on the 400 pool:
  - M.D. Pools - \$6,450.00
  - Pools by Dallas - \$7,250.00Mr. Krychowecky made a motion to accept Pools by Dallas' proposal with Mr. Mullins seconding. The motion carried unanimously.
- Ms. Lancaster presented an "ASK BEFORE YOU ALTER" for a fence for Unit 461. The Board required more time to look at the proposed area. Mr. Krychowecky made a motion that after the Board investigates more and that Mr. McGregory have the sole

authority to make the decision to approve or not the fence request. Mr. Mullins seconded the motion. The motion carried.

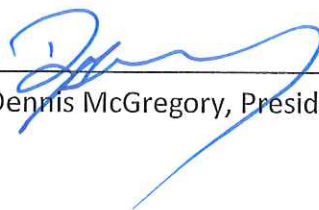
**Adjournment:**

Mr. McGregory made a motion to adjourn the meeting at 8:03 pm with Mr. Krychowecky seconding. The motion carried unanimously.

APPROVED



Mike Mullins, Secretary



Dennis McGregory, President