



The Oaks Condominium Association
Board Meeting
August 15, 2016

Directors Present

Dennis Mc Gregory, President
Richard Krychowecky – Vice President
Mike Mullins – Secretary
Niccole Boswell - Treasurer
Christina Heldman
Lee Krause
Kathryn Moose

Directors Absent

George Blake

Jan Lancaster – Property Manager

The meeting was called to order at **7:03** pm by Mr. Mc Gregory.

Mr. Mc Gregory made a motion to waive the reading of the July 18, 2016 Board Meeting minutes and approve them as written. Mr. Krychowecky seconded the motion. The motion carried.

President's Report:

Mr. Mc Gregory reported that there was a major gas leak that affected half the property recently and complimented Ms. Lancaster on the handling of a difficult situation. He indicated dealing with the city and Center Point was often challenging.

Finance Report:

Ms. Boswell reported the following:

HOA PAYMENTS:

Month to date actual:	\$242,634.16	Year to date Actual:	\$2,792,266.16
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Month to date budget \$254,209.00 Year to date Budget: \$2,796,299.00
Variance: Month to date we have received **\$11,574.84** under budget, and year to date we are under by \$4,032.84

CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$64,171.60.

TOTAL MAINTENANCE AND REPAIRS:

We are \$ 5,045.74 over budget for the month and over budget \$50,822.74 year to date.
We were over due to roof repairs and two pumps having to be replaced at two of the pools.

TOTAL OPERATING EXPENSES:

Month to date we are \$84,663.85 over budget and year to date we are over \$47,328.65.
Water, sewer and electrical costs went up, but the major costs overrun was due to down payments on our insurance renewals. Legal costs have also gone up this year.

TOTAL RESERVE ACCOUNT:

The total year to date in the Reserve Account is \$1,320,379.28.

TOTAL ASSETS:

Total Assets are \$1,384,550.88.

There was a question regarding the down payment of the property insurance costs being very high this past month and would Ms. Lancaster investigate and report back to the board.

Property Report:

Ms. Lancaster reported the following:

- 72 Work Orders Completed
- 57 Work Orders Pending
- A gas leak occurred Saturday, July 30, 2016. The gas was turned off which affected 3 boilers and a little over 300 units. The actual leak was repaired and inspected on Tuesday, August 2, 2016 by the City permit office. Center Point Energy restored the gas on Wednesday, August 3, 2016
- The property has had a rash of bees swarming and we have removed hives from the interior of buildings 27, 36, 50 and 56. This required several visits/treatments from Trutech to remove the hive/honeycombs.

There was some discussion about cables by building 36 and a request that Merced look at. We will also look into shoring up the retaining wall near the bayou in front of building 35.

Old Business:

- Ask Before You Alter – Unit 139 – Mr. Krychowecky made a motion to approve the fence request with the following modification. Allowing 8 feet deep and 18 feet wide. Mr. Mullins seconded the motion and the motion carried
- Ask Before You Alter – Unit 739 – Mr. Krychowecky made a motion to accept and approve the request as proposed with Mr. Mullins seconding the motion.
- Feral Animal Issue – Discussion ensued regarding the feral cat issue. A suggestion was put forth to purchase traps, place them AFTER notifying residents to keep their cats in. Then removing any caught animals from the property or getting animal control to come pick them up. No definitive action was agreed to. Mr. Krychowecky agreed to talk to the Woodlake Community Association to clean up the bayou area of the feral animals.

New Business:

- Ask Before You Alter – Unit 358 – Mr. Krychowecky made a motion to NOT approve and deny the request with Mr. Mc Gregory seconding the motion. The motion carried.
- Reliant Representative spoke to the board on the current market of electricity. There could be cost savings that property is not realizing. They offered to provide an analysis of our current contracted rate and usage and provide a proposal.

Mr. Krychowecky made a motion to adjourn at 8:05 pm. Mr. Mc Gregory seconded the motion and the motion carried.

APPROVED



Mike Mullins, Secretary



Dennis Mc Gregory, President