



The Oaks Condominium Association  
Board Meeting  
October 17, 2016

Directors Present

Dennis Mc Gregory, President  
Richard Krychowecky – Vice President  
Christina Heldman  
Cheryl Kopp  
Lee Krause  
Kathryn Moose

Directors Absent

George Blake  
Lee Krause  
Mike Mullins – Secretary

Jan Lancaster – Property Manager

The meeting was called to order at **7:04** pm by Mr. Mc Gregory.

Mr. Mc Gregory made a motion to accept the September 19, 2016 Meeting Minutes as written and to waive the reading of same. Mr. Krychowecky seconded the motion. The motion carried.

President's Report

Mr. Mc Gregory had nothing to report.

Finance Report:

Ms. Lancaster reported the following:

**HOA PAYMENTS:**

Month to date actual:	\$244,908.18	Year to date Actual:	\$254,209.00
Month to date budget	\$254,209.00	Year to date Budget:	\$254,209.00

**Variance:** Month to date we have received **\$9,300.82** under budget, and year to date we are under by **\$9,300.82**.

**CURRENT BALANCE IN OPERATING ACCOUNT & PETTY CASH - \$78,386.49.**

**TOTAL MAINTENANCE AND REPAIRS:**

We are \$ 5,974.14 over budget for the month and over budget \$5974.14 year to date. The overrun was due to the gas leakage in August, 2016.

**TOTAL OPERATING EXPENSES:**

Month to date we are \$11,672.97 over budget and year to date we are over \$11,672.97. Overages due to the gas leak outage in August that was paid this month and legal fees. Water and Sewer were over this month.

**TOTAL RESERVE ACCOUNT:**

The total year to date in the Reserve Account is \$1,321,938.57.

**TOTAL ASSETS:**

Total Assets are \$1,400,325.06.

**Property Report:**

Ms. Lancaster reported the following:

- 50 Work Orders Completed
- 33 Work Orders Pending
- Work on Building 5 continues.
- Underground major hot water line leak between bldg. 18 & 19 repair – Plumbing Bids in New Business.

**Old Business:**

- Ask Before You Alter Unit 317 – Put abeyance in again.
- Ms. Lancaster introduced the Reliant Representative and Constellation's email. Constellation bid is:

Start Date – May/2019

12 month - \$0.04226

24 month - \$0.04305

Reliant quoted: Start Date – May/2019

24 mo. - .04150

The Board requested a written and put this issue in abeyance at this time.


- Cheryl Kopp discussed her proposal for the copier in the management office. Ms. Kopp recommended that we purchase the Ricoh copier that we currently have for approximately \$3,200.00 and engage a company for a maintenance contract. Mr. Krychowecky made a motion to accept the proposal as outlined by Ms. Kopp. Mr. Mc Gregory seconded the motion. The motion carried.

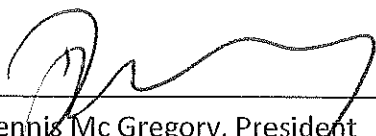
**New Business:**

- Ms. Lancaster presented the ballot and resumes to go with ballot and letter to the board for approval. There were several resumes that included they were part of the Green Party 2016. They were advised the office could not answer questions from home owners regarding the "Green Party" and requested that could be removed from these particular resumes. Ms. Barnhouse told us we could remove that designation. Mr. Krychowecky made a motion to accept the ballot and letter for the Annual Board and Homeowner's meeting. Ms. Boswell seconded the motion. The motion carried.
- Ms. Lancaster presented three bids for the plumbing issue between buildings 18 & 19. She presented McKeever plumbing \$18K; TCH at \$12K and Triple A at \$9,842.00. Mr. Mc Gregory made a motion to accept Triple A's Plumbing's bid at \$9,842.00 with Mr. Krychowecky seconding the motion. The motion carried.
- Ms. Lancaster presented the Ask Before You Alter Request for unit 473. The Board put this into abeyance until they could look at the unit. Subsequent to the meeting the Board voted by email to deny the request.
- Ms. Kopp presented her Email proposal to the Board and requested that it would be included in the ballot mail out and to put them on doors. Mr. Krychowecky made a motion to accept the proposal with Ms. Moose seconding. The motion carried.
- Ms. Kopp presented her Holiday party to the Board. The date for the event will be 12/8/16. After discussion, Mr. Krychowecky made a motion to go ahead with the party with Mr. Mc Gregory seconding the motion. The motion carried.

Mr. Mc Gregory made a motion to adjourn at 8:01 pm. Mr. Krychowecky seconded the motion and the motion carried.

APPROVED

  
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Mike Mullins, Secretary

  
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Dennis Mc Gregory, President