



The Oaks Condominium Association
Board Meeting
February 20, 2017

Directors Present

Dennis Mc Gregory, President
Lee Krause – Treasurer
Christina Heldman
Cheryl Kopp
Kathryn Moose

Directors Absent

George Blake
Mike Mullins – Secretary
Richard Krychowecky-VicePresident
Niccole Boswell

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 waive the reading and accept as written the January 16, 2017. Ms. Krause seconded the motion. The motion carried.

President's Report:

Mr. Mc Gregory reported that the new latches on the electrical breaker boxes have been completed for the entire property.

Finance Report:

Ms. Krause reported that due to some inaccuracies in timely posting of invoices she would only report on Assets and Reserves rather give misleading information. She pointed out there were no major problems just minor issues and that our accounts were fine. She reported the following:

TOTAL RESERVE ACCOUNT:

The total year to date in the Reserve Account is \$1,423,593.80.

TOTAL ASSETS:

Total Assets are \$1,489,212.12.

Ms. Krause reported that our JP Morgan Chase Account has more than the FDIC limit in it and suggested that monies for some of our current Capital projects (roofs & sidewalks) be moved to our operating account to pay for those items.

Property Report:

Ms. Lancaster reported the following:

- 74 Maintenance Work Orders were completed.
- 24 Maintenance Work Orders are pending.
- Roofing Project has started and they have completed Buildings 2 and started on Building 3.
- Foundation work done on Building 14 was completed.
- Electrical Boxes have new latches to keep them closed and not exposed to the elements.

Old Business:

Ms. Lancaster presented an Ask Before You Alter for Unit 305. Mr. Mc Gregory made a motion to approve the request indicating the height of the fence could be no higher than 4 ft. and they must install an access panel for the sewer cleanout. Ms. Kopp seconded the motion and the motion carried.

Ms. Lancaster presented the Water Shutoff Site Map indicating there were over 188 water shutoffs. The board requested that the Water Shutoff Site Map be updated with In and Out designations.

Ms. Lancaster presented the Safety Harness set purchased. The Board discussed requiring more research was needed.

New Business:

Ms. Lancaster presented the Ask Before You Alter Request for Unit 613. Mr. Mc Gregory made a motion to approve the request with Ms. Moose seconding. The motion carried.

Ms. Lancaster presented the Ask Before You Alter Request for Unit 717. Ms. Heldman made a motion to approve the request contingent upon the units neighbors signed off on the request. Ms. Krause seconded. The motion carried.

Ms. Lancaster presented the Ask Before You Alter Request for Unit 459. The Board wished to put this request into abeyance until they had a chance to look at the area.

Ms. Lancaster presented the 2017 Sidewalk bids from:

Quality Concrete for \$32,650.00

Southern Concrete Raising for \$40,476.12

After discussion it was determined that Southern Concrete's bid covered more. Ms. Moose made a motion to accept Southern Concrete's Proposal adding the following:

- Raise the sidewalk at Unit 429

- Raise the sidewalk on the north side of Unit 405
- Raise the sidewalk between buildings 37 & 36 near the laundry
- Raise the step at Unit 85
- If possible raise the hall sidewalk beside Unit 569
- Confirm the raised sidewalk in front of Unit 253 will not create water running toward that unit's door.

Ms. Krause seconded the motion and the motion carried.

Ms. Lancaster presented bids from Davey Tree and Yellowstone Landscaping. Their bids were:

Davey Tree - \$48,960.00

Yellowstone - \$18,500.00

After discussion the board decided to put the tree issue in abeyance indicating an Independent Arborist be requested to define a plan for each section.

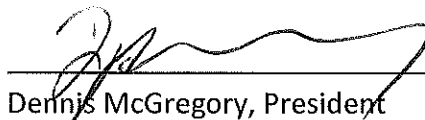
The board also discussed a Sprinkler Specialist be contacted and was given two names to contact.

Mr. Mc Gregory made a motion to adjourn at 8:08 pm with Ms. Krause seconding. The motion carried.

APPROVED



Mike Mullins, Secretary



Dennis McGregor, President