



THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING – GENERAL SESSION
MONDAY, SEPTEMBER 18, 2017
MINUTES

The general session of the Board of Directors meeting for The Oaks Condominium Association was called to order at 7:00 p.m.

Present

Christina Heldman
Kathryn Moose
Dennis McGregor
Rick Krychowecky
Lee Krause
Cheryl Kopp

Absent

George Blake
Mike Mullins
Niccole Boswell

Ray Garza, the onsite property manager, was also in attendance.

MINUTES

The minutes from the August 21, 2017 meeting were presented. A motion was made, seconded and carried to approve the minutes as presented.

PRESIDENT'S REPORT

Dennis McGregor presented the President's report. He advised that the community sustained minimal damage from Hurricane Harvey in comparison to the rest of the area. The community lost three (3) large trees due to water saturation, which were removed and the stumps grinded at an expense of \$6,000.00. Mr. McGregor thanked the property manager and the onsite maintenance crew for being available to the residents and for being so diligent about cleaning up the mess that occurred due to the flooding.

TREASURER'S REPORT

Lee Krause presented the Treasurer's report for the association as of August 31, 2017 which is the fiscal year end for the association.

The association has collected \$264,947.18 for the month, which was \$12,498.18 more than the budgeted amount of \$252,449.00. Year to date, the association has collected \$3,091,610.61, which is \$61,633.61.40 more than the budgeted amount of \$3,029,428.00.

TREASURER'S REPORT (continued)

Mr. Garza advised the Board that he would contact Creative Management to determine why there was so much more collected than what was budgeted for the year.

Maintenance and repairs for the association are over budget for the month in the amount of \$2,051.00 and over budget for the year in the amount of \$24,547.76 due to major plumbing repairs and roof repairs.

The total operating expenses are under budget for the month in the amount of \$43,725.69. The association ended the fiscal year under budget for the year in the amount of \$75,860.30.

The cash balance in the operating account is \$160,145.70. The cash balance in the reserve account is \$1,386,712.84. Total assets are \$1,546,858.52 as of August 31, 2017.

MANAGER'S REPORT

Ray Garza presented the Manager's report, which included the following:

Work Order Report – The work order report was presented. Mr. Garza advised the Board that the staff is running a little behind on the work orders following Hurricane Harvey, but they are working to get the open work orders closed as quickly as possible. Mr. Garza also advised the Board that more than fifty (50) roof repairs were called in following Hurricane Harvey, some of which were under warranty and others that were not.

Siding Replacement – Mr. Garza advised the Board that due to Hurricane Harvey and emergency repairs that were necessary throughout the city, TRC (Texas Remodeling Corporation) will begin rehab to Building 16 in approximately 30 days, as opposed to their original start date of September 5, 2017.

Concrete / Sidewalk Repair - Mr. Garza advised the Board that Southern Concrete will begin repairs on Zone C mid-October as opposed to the original start date of mid-September, also due to Hurricane Harvey. He is hopeful to negotiate better pricing for Zones A and B, otherwise, these zones will have to be done after September 1, 2018 as funding allows.

Pool Rules – Mr. Garza presented a final draft of the revised pool rules. The Board approved no more than five (5) guests per unit. A motion was made, seconded and carried to approve the new rules as written. The same rules will be put into final draft and sent to the attorney to finalize for recording before mailing out to all owners.

Verizon / AT&T - Mr. Garza advised the Board that the contract with Verizon (for Merced's cell phone) has expired and he opted not to renew it. The phone will be moved to AT&T, who currently provides phone service to the patrol shack and the office and internet service to the tablet.

MANAGER'S REPORT

Verizon / AT&T (continued) – By negotiating the cost of the cell phone service and the internet service for the tablet, Mr. Garza advised the Board that there is a savings of 50% of what they were paying for these services through two providers. When the AT&T contract expires at the beginning of November, he hopes to negotiate more savings and better service.

3-Bid Process - Management cautioned the Board that since Hurricane Harvey hit the city of Houston on August 26, 2017, there has been a lack of contractors who will offer bids for work that needs to be done at the community. He will continue to request proposals, however, they may not be forthcoming and a decision will need to be made with what is received in order to keep work within the community progressing.

PATROL SERVICE

Mr. Garza advised the Board that he met with representatives from Star Protection and Weiser Security and obtained proposals from both companies. He also advised the Board that although he spoke with the regional director of Securitas to let him know that the association was not happy with their performance and that he was actively taking proposals for their replacement, he never received a call or an email from Securitas making any attempt to save the contract.

Management presented proposals as follows:

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|-----------------|--------------------|
| Star Protection | \$ 244,362.00/year |
| Weiser Security | \$ 273,783.00/year |



After lengthy discussion, a motion was made, seconded and carried to contract with Star Protection November 1, 2017. A motion was further made, seconded and carried to give a 30-day notice of cancellation to Securitas on October 1, 2017.

ADJOURNMENT

There being no further business, motion was made, seconded and carried to adjourn the meeting at 7:40 p.m., at which time the Board allowed an open forum for the owners present to address their concerns to the Board and to the onsite manager.

APPROVAL

Approved this the 16th day of OCTOBER, 2017.

By: 
, Secretary