



THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

**THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING – GENERAL SESSION
MONDAY, OCTOBER 16, 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 McGregory
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 September 18, 2017 meeting were presented. A motion was made, seconded and carried to approve the minutes as presented.

TREASURER'S REPORT

Lee Krause presented the Treasurer's report for the association as of September 30, 2017, which is the first month of the new fiscal year.

The association collected \$239,188.55 for the month, which was \$13,170.45 less than the budgeted amount of \$252,359.00. Since this is the first month of the new fiscal year, these are the same year to date figures as well.

Maintenance and repairs for the association are over budget for the month (and for the year) in the amount of \$19,453.01. The association was over budget in this category due to the roof repairs and tree removal that were necessary as a result of Hurricane Harvey; and the unexpected cost for bat removal.

TREASURER'S REPORT (continued)

The total operating expenses are under budget for the month (and the year) in the amount of \$1,567.97

The cash balance in the operating account is \$116,124.92. The cash balance in the reserve account is \$1,404,934.50. Total assets are \$1,532,059.42 as of September 30, 2017.

MANAGER'S REPORT

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

Patrol Service: Mr. Garza introduced Jeanne Holleway (President) and Iliak Lopez (Operations Manager) of Star Protection Services, who will start servicing the community on November 1, 2017. They provided some history of their company and the goals that they have for the community and made themselves available for questions from the owners present at this meeting.

Work Order Report – The work order report was presented. Mr. Garza advised the Board that the maintenance staff is just now starting to catch up on repairs that were necessary as a result of Hurricane Harvey, stating there are only four (4) more units that require repairs. He hopes to see more open work orders being addressed in the next few weeks.

Water Leak Resolution (amended) - Mr. Garza presented a final draft of the water leak resolution that has been updated for clarification. Motion was made, seconded and carried to approve the draft to be sent to the attorney for the association to finalize, at which time it can be approved and adopted by the Board.

Insurance Claim Resolution - Mr. Garza presented a final draft of the insurance claim resolution that has been made a separate document from the water leak resolution. Motion was made, seconded and carried to approve the draft to be sent to the attorney for the association to finalize, at which time it can be approved and adopted by the Board.

Vehicle Parking Resolution (amended) - Mr. Garza presented the first draft of the updated vehicle parking resolution, proposing that the onsite owners, the offsite owners and the tenants each have a different color sticker so they can be easier to identify. Each member of the Board was requested to review and critique the policy for discussion at the next meeting.

ASK BEFORE YOU ALTER

Motion was made, seconded and carried to table the request from Luis Murici, the owner of Unit 381, requesting approval to add a deck. This issue was tabled until the application is properly submitted with complete information.

ADJOURNMENT

There being no further business, a motion was made, seconded and carried to adjourn the meeting, 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 20 day of NOVEMBER, 2017.

By:  _____
Robert J. [unclear] FOR _____, Secretary