

THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING - GENERAL SESSION
MONDAY, MARCH 19, 2018
MINUTES

The general session of the Board of Directors meeting for the Oaks Condominium Association was called to order at 7:04 p.m.

PRESENT

Dennis Mcgregory
Richard Krychowecky
Christina Heldman
Lee Krause
Kathryn Moose
Cheryl Kopp
Brad Lumb

ABSENT

George Blake

Ray Garza, the onsite Property Manager, was also in attendance.

MINUTES

The minutes from the general session of the February 19, 2018 meeting were presented.

MOTION - Mr. Krychowecky made a motion to approve the minutes from the February 19, 2018 meeting as presented. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors (7 Yes, 0 No).

PRESIDENT'S REPORT

Mr. Mcgregory announced two recent resignations from the Board of Directors. Mike Mullins resigned from the Board effective November 29, 2017. Niccole Boswell resigned from the Board effective January 31, 2018. The Board expressed its gratitude for Mr. Mullins and Ms. Boswell's commitment and effort to the betterment of the Oaks of Woodlake while serving on the Board of Directors.

TREASURER'S REPORT

Ms. Krause presented the Treasurer's Report for the Association as of February 28, 2018.

The Association collected \$246,174.82 for the month, which is \$6,184.18 less than the budgeted amount of \$252,359.00. The total amount collected year to date is \$1,526,591.68, which is \$12,437.58 more than the budgeted amount of \$1,514,154.00.

Maintenance and repairs expenses for the Association were under budget for the month in the amount of \$1,109.68 and over budget for the year in the amount of \$42,046.87. The Association was over budget in this category due to expenses related to roofing, irrigation and utilities.

The total operating expenses are over budget for the month in the amount of \$21,506.18 and over budget for the year in the amount of \$74,754.49. The Association was over budget in this category due to high electricity costs resulting from the extreme cold, unexpected water and sewer costs and insurance expenses.

MANAGER'S REPORT

Mr. Garza presented the Manager's report for the Association:

Work Orders - 53 work orders were assigned and completed during the last reporting period. The Association currently has approximately 12 open work orders.

Landscaping - Due to the continued temperature freezes, a special landscaping crew was brought in to remove dead plants and shrubbery.

OLD BUSINESS

--- Foundations - Buildings 15 and 34:

Mr. Garza advised the Board that the camera run by Best Plumbing indicated that there are no breaks in the sewer lines under Buildings 15 and 34. DuraPier and Precision have scheduled repairs to the foundations within the next 30 days.

NEW BUSINESS

--- Financial Audit, Tax Preparation and Annual Meeting:

Mr. Garza stated that he sought bids for the Association's 2018 financial audit, tax return preparation and Annual Meeting quorum certification. He presented the following proposals:

	Audit	Tax Return	Annual Meeting
Canady and Canady	\$4,100.00	\$325.00	\$500.00
Theresa Cox	\$5,995.00	\$325.00	No bid
Joe Stoller	No bid	No bid	\$975.00

MOTION - Mr. Krychowecky made a motion to approve the proposal from Canady and Canady for the financial audit and tax return preparation work. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors (7 Yes, 0 No).

MOTION - Mr. Krychowecky made a motion to approve the proposal from Joe Stoller for the Annual Meeting quorum certification. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors (7 Yes, 0 No).

--- Pet Policy:

Mr. Mcgregory announced a change in enforcement priorities regarding the Association's pet policy; the Association will not pursue penalties for dogs weighing more than 30 lbs., but less than 50 lbs. at full maturity. Additionally, the Association will not pursue penalties concerning dogs and cats currently residing on the property, provided their vaccination records are current and provided to the Management Office without delay.

--- Background Checks:

The Board discussed altering the circumstances when the Association requires a background check be performed on new tenants.

MOTION - Mr. Krychowecky made a motion that the Association is not mandated to perform a background check on a new tenant if that tenant has resided on the property previously, the Association has performed a background check on that tenant within the previous three year and the unit owner and new tenant sign a form authorizing the Association to run a background check on the new tenant at any time in the future for any reason it deems necessary. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors (7 Yes, 0 No).

--- New Director - Bruce Hadwin:

Mr. Mcgregory announced that earlier in the evening during an executive session of the meeting of the Board of Directors, Bruce Hadwin, owner of Unit 405, had been appointed as a new member of the Board. Mr. Hadwin spoke to the audience present and described his history at the Oaks of Woodlake and his professional background.

--- Parking Policy:

The Board discussed altering enforcement procedures and priorities concerning the parking of inoperable vehicles in assigned parking.

MOTION - Mr. Krychowecky made a motion that the Association personnel will not tow a vehicle parked in the vehicle owner's assigned parking space if the vehicle's only violation is that it has been deemed inoperable due to an expired or invalid vehicle registration sticker. Ms. Heldman seconded the motion. The motion was approved by vote of the Board of Directors (4 Yes, 3 No).

--- Landscaping:

Mr. Garza advised the Board that Groundskeepers will be planting ten oak trees at the cost of \$35.00 each. Mr. Garza advised that Mr. Lumb had volunteered to assist the Association staff in devising a plan for optimal locations for these new trees. The Board discussed enforcement of current rules related to personal plantings and potted plants placed in the common areas of the community.

ADJOURNMENT

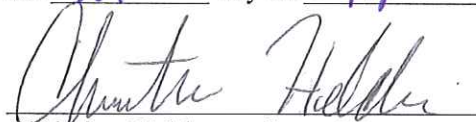
MOTION: Mr. Krychowecky made a motion to adjourn the meeting. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors (7 Yes, 0 No).

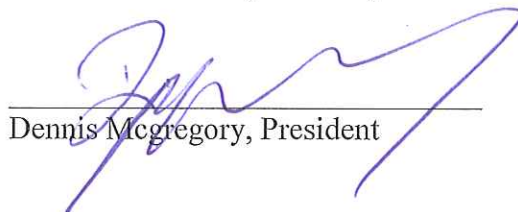
After adjournment, the Board allowed an open forum for the audience present to address their concerns to the Board of Directors and Property Manager.

APPROVAL

Approved this the 24th day of April, 2018.

By:


Christina Heldman, Secretary


Dennis Mcgregory, President