

THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING – GENERAL SESSION
MONDAY, APRIL 15, 2019
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

Dennis McGregory
Kathryn Moose
Brad Lumb
Bill Berry
Phyllis Williams

Absent

Richard Krychowecky
Jim Sallee

Also Attending: Bruce Hadwin, Property Manager

MINUTES

The minutes from the general session of the March 18, 2019 meeting were presented.

MOTION - Mr. Lumb made a motion to approve the general session minutes from the March 18, 2019 meeting as presented. Mr. Barry seconded the motion. The motion was approved by vote of the Board of Directors.

PRESIDENT'S REPORT

Mr. McGregory had nothing to report.

TREASURER'S REPORT

Mr. Hadwin provided the Treasurer's report for the period ending on March 31, 2019.

The Association collected \$257,045.80 for the month, which was \$1,564.80 more than the

budgeted amount of \$255,481.00. The total amount collected year to date is \$1,800,157.78, which is \$11,790.78 more than the budgeted amount of \$1,788,367.00.

The Association spent \$22,786.34 for the month on maintenance and repairs, which was \$7,356.66 less than the budgeted amount of \$30,143.00. It spent \$183,893.06 year-to-date on maintenance and repairs, which was \$31,498.94 less than the budgeted amount of \$215,392.00.

The Association spent \$187,177.30 for the month on operating expenses, which was \$21,011.70 less than the budgeted amount of \$208,189.00. It spent \$1,472,041.42 year-to-date on operating expenses, which was \$25,387.58 less than the budgeted amount of \$1,497,379.00.

The Association's total balance in its operating account and petty cash account is \$74,613.03. The total cash balance in its reserve accounts is \$1,480,199.83. The Association's total assets amount to \$1,554,812.86 as of March 31, 2019.

MANAGER'S REPORT

Mr. Hadwin presented the Manager's report. He explained the issue concerning the excessive water bills has still not been resolved. However, the Houston Water Department has acknowledged one of The Oaks of Woodlake's water meters is not working properly. The Association is currently waiting for the city government to replace the faulty meter.

BUSINESS

--- Ask Before You Alter Request - Unit 257:

The Board reviewed an application from the owner of Unit 257, requesting approval to install a new front door. The application provided two different examples. The Board decided it needed clarification regarding the specific door style the unit owner intended to install before approving the request. The issue was tabled.

---- Ask Before You Alter Request - Unit 351:

The Board reviewed an application from the owner of Unit 351, requesting approval to remove the narrow windows bordering the unit's front door and to replace these windows with a solid wall.

MOTION - Mr. Lumb made a motion to approve the Ask Before You Alter Request made by the owner of Unit 257. Mr. Barry seconded the motion. The motion was approved by vote of the Board of Directors.

--- Foundation Repair - Building 36:

Mr. McGregory presented proposals for stabilization of the foundation under Unit 501. The bids

were as follows:

Jericho	\$2,800.00
Dura Pier	\$2,950.00
Precision Foundation Services	\$3,200.00

Mr. McGregory recommended that the contract be awarded to Dura Pier.

MOTION - Mr. Barry made a motion to accept Dura Pier's bid of \$2,950.00 to stabilize and repair Building 36's foundation. Mr. Lumb seconded the motion. The motion was approved by vote of the Board of Directors.

--- Signage:

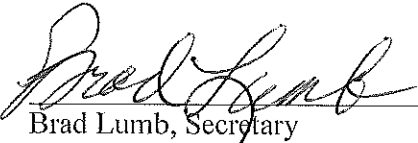
Mr. Hadwin reported the Association has recently purchased new signage that contains a misspelling. The vendor has agreed to replace the signs containing the error at no cost.

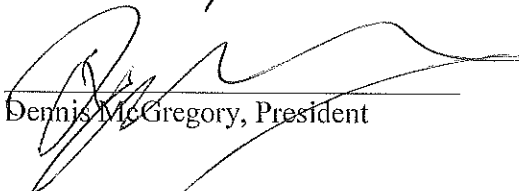
ADJOURNMENT

MOTION: Mr. Lumb made a motion to adjourn the meeting. Mr. Barry seconded the motion. The motion was approved by vote of the Board of Directors.

APPROVAL

Approved this the 22 day of May, 2019.

By: 
Brad Lumb, Secretary


Dennis McGregory, President