



THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING – GENERAL SESSION
MONDAY, OCTOBER 21, 2019
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

Kathryn Moose
Richard Krychowecky
Brad Lumb
Bill Berry
Phyllis Williams
Anne Hill

Absent

Dennis McGregory
Jim Sallee

Also Attending: Bruce Hadwin, Property Manager

MINUTES

The minutes from the general session of the September 16, 2019 meeting were presented.

MOTION - Mr. Lumb made a motion to approve the general session minutes from the September 16, 2019 meeting as presented. Mr. Berry seconded the motion. The motion was approved by vote of the Board of Directors.

PRESIDENT'S REPORT

Mr. Krychowecky reported that the Association's irrigation project had been completed by Von Younger Landscaping during the last week of September 2019.

TREASURER'S REPORT

Mr. Hadwin provided the Treasurer's report for the period ending on September 30, 2019. The new fiscal year began on September 1, 2019.

The Association collected \$239,367.00 for the month and the year, which was \$16,709.00 less than the budgeted amount of \$256,076.00.

The Association spent \$42,941.00 for the month and the year on maintenance and repairs, which was \$9,858.00 more than the budgeted amount of \$33,083.00.

The Association spent \$240,156.00 for the month and the year on operating expenses, which was \$40,725.00 more than the budgeted amount of \$199,431.00.

The Association's total balance in its operating account and petty cash account is \$180,710.00. The total cash balance in its reserve accounts is \$1,275,990.00. The Association's total assets amount to \$1,456,700.00 as of September 30, 2019.

MANAGER'S REPORT

Mr. Hadwin presented the Manager's report. He informed those in attendance that siding replacement on Building 14 is complete. Siding replacement on Building 15 is currently in progress. Mr. Hadwin anticipates the next buildings to receiving siding replacement will be Buildings 2, 3 and 45. The property is currently in the process of power washing residence buildings - 15 buildings have been completed already and nine more remain.

BUSINESS

--- Parking

Mr. Krychowecy presented a proposed Resolution for Parking Rules and Regulations. He explained that the proposal would replace the Association's current parking resolution (enacted in May 2016) which it closely resembles, except for alterations to Paragraph 2 that were discussed by the Board and agreed-upon during the September 2019 meeting. This proposal authorizes only the Association's management personnel to have vehicles towed from the property; unit owners and residents would no longer be permitted to tow a vehicle from The Oaks of Woodlake.

MOTION - Mr. Lumb made a motion to accept the proposed Resolution for Parking Rules and Regulations as written. Ms. Williams seconded the motion. The motion was approved by vote of the Board of Directors.

--- Tree Trimming

Mr. Hadwin presented a proposal from Yellowstone Landscape for the trimming of 20 trees at a cost of \$6,140.00. Mr. Hadwin informed the Board that he was still waiting for bids from Urban Foresters and Arbormaster, but he was hoping to have the work began prior to the Board of Director's November meeting.

MOTION - Mr. Berry made a motion to grant Dennis McGregory the authority, on behalf of the Board of Directors, to hire with an outside vendor and spend up to \$7,500.00 to conduct the proposed tree trimming. Ms. Hill seconded the motion. The motion was approved by vote of the Board of Directors.

--- Foundation Repair - Buildings 9, 10 and 50

Mr. Hadwin presented proposals for stabilization of the foundations under Buildings 9, 10 and 50. Mr. Krychowecky advised that all three bids recommended four exterior pilings be installed. Mr. McGregory informed the Board that each company that submitted a bid has recently performed adequate similar foundation stabilization work at The Oaks of Woodlake. The bids were as follows:

Dura Pier	\$11,050.00
Jericho	\$12,100.00

MOTION - Mr. Berry made a motion to accept Jericho's bid of \$12,100.00 to stabilize and repair the foundations under Buildings 9, 10 and 50. Ms. Moose seconded the motion. The motion was approved by vote of the Board of Directors.

--- Roof Repair

Mr. Hadwin informed the Board of Directors that The Oaks of Woodlake has required significant roof repairs during September caused by Tropical Storm Imelda. He explained Lurick Construction has already made repairs over nine units and it is believed they will need to make repairs to four additional roofs. Mr. Hadwin estimated that the total cost of repairs will be approximately \$8,600.00.

--- Theft

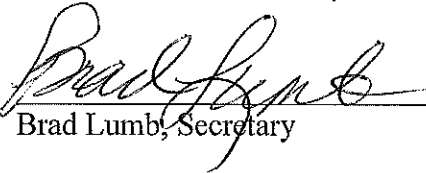
Mr. Hadwin reported that the property had recently experienced a couple of thefts from of unlocked automobiles parked at The Oaks of Woodlake. Mr. Krychowecky suggested the Association's maintenance staff re-check The Oaks' exterior entrance gates to make sure they are functioning properly. Mr. Hadwin stated he would investigate the costs of portable mounted cameras.

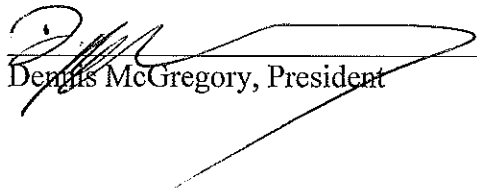
ADJOURNMENT

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

APPROVAL

Approved this the 19 day of Nov, 2019.

By: 
Brad Lumb, Secretary


Dennis McGregor, President