



THE OAKS CONDOMINIUM ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

THE OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING – GENERAL SESSION
MONDAY, NOVEMBER 18, 2019
MINUTES

The general session of the Board of Directors meeting for The Oaks Condominium Association was called to order at 7:09 p.m.

Present

Dennis McGregory
Richard Krychowecky
Brad Lumb
Bill Berry
Anne Hill

Absent

Kathryn Moose
Jim Sallee
Phyllis Williams

Also Attending: Bruce Hadwin, Property Manager

MINUTES

The minutes from the general session of the October 21, 2019 meeting were presented.

MOTION - Mr. Krychowecky made a motion to approve the general session minutes from the October 21, 2019 meeting as presented. Mr. Berry 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 October 31, 2019.

The Association collected \$271,101.00 for the month, which was \$15,025.00 more than the

budgeted amount of \$256,076.00. The total amount collected year to date is \$510,468.00, which is \$1,684.00 less than the budgeted amount of \$512,152.00.

The Association spent \$37,618.00 for the month on maintenance and repairs, which was \$4,535.00 more than the budgeted amount of \$33,083.00. It spent \$80,559.00 year-to-date on maintenance and repairs, which was \$14,393.00 more than the budgeted amount of \$66,166.00.

The Association spent \$164,309.00 for the month on operating expenses, which was \$39,902.00 less than the budgeted amount of \$204,211.00. It spent \$404,465.00 year-to-date on operating expenses, which was \$823.00 than the budgeted amount of \$403,642.00.

The Association's total balance in its operating account and petty cash account is \$256,692.00. The total cash balance in its reserve accounts is \$1,306,660.00. The Association's total assets amount to \$1,563,352.00 as of October 31, 2019.

MANAGER'S REPORT

Mr. Hadwin presented the Manager's report. He informed those in attendance that siding replacement on Buildings 2 and 3 will begin in early December. He also stated that the property's water bill has remained reasonably consistent, suggesting the faulty water meter has now been corrected by the Houston Water Department.

BUSINESS

--- Golf Cart

Mr. Hadwin requested authorization to purchase a refurbished golf cart from Conroe Golf Carts at the cost of \$4,324.59. This newly purchased golf cart will be utilized by the maintenance staff and one of the current maintenance carts will be converted for use by the Association's courtesy officers.

MOTION - Mr. Krychowecky made a motion to purchase a golf cart from Conroe Golf Carts at the cost of \$4,324.59. Ms. Hill seconded the motion. The motion was approved by vote of the Board of Directors.

ADJOURNMENT

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

APPROVAL

Approved this the 28 day of JAN, 2019

By: 
Brad Lumb, Secretary


Dennis McGregor, President