

Oakwood Glen Homeowners Association

Board of Directors Meeting

January 20, 2015

The meeting of the Board of Directors of Oakwood Glen Homeowners Association was held on January 20, 2015, at 7:00 p.m. at 17902 Hawk Haven Lane at the community clubhouse.

In Attendance:

Board members in attendance were Greg Gillis, Mike Harris, Linda Clarke, Jill Colbert, Ken Clark, Mike Martini and Martha Buckner. Management in attendance was Rebecca McCleary and Betty Waldheim.

Call to Order:

Due notice of the meeting had been given and a quorum was present, the meeting was called to order at 7:01 p.m.

Homeowners in Attendance:

There were 13 homeowners in attendance.

Approval of the Minutes:

The Board of Directors reviewed the revised November 18th, 2014 meeting minutes as presented. Martha Buckner made a motion to approve the minutes. Mike Martini seconded the motion. The Board unanimously agreed.

Action Between Meetings:

- On November 18, 2014 the board met with attorney to discuss legal matter
- On November 18, 2014 the board discussed past due account for one homeowner
- On November 18, 2014 corrections to prior meeting minutes were made
- On November 26, 2014 the Board voted unanimously via email vote to accept a settlement agreement for a homeowner.
- On December 14, 2014 the Board voted unanimously via email vote to spend an extra \$2800.00 for patrol during the holidays.
- On December 14, 2014, Board member Denny Payne resigned.

Appointment for Vacant Directors Position:

One homeowner volunteered to fill the vacant position. It was motioned to appoint Jack Eannarelli to the Board of Directors position. All members unanimously agreed.

Security Report:

Deputy Tomte was not present to give a report.

Open Forum:

15 minutes for owner to voice their concerns to the Board of Directors.

Old Business:

It was suggested that there should be a committee coordinator to oversee all other committees. Developing charters for each committee will be discussed next month.

Mike Martini made a motion to have Action Property Management put together a Book of Resolutions. Ken seconded the motion. All unanimously agreed.

Attorney search is underway and will be discussed in February.

Improving lines of communication such as the agenda was discussed. If a line item is not on the agenda, a decision can't be made until the next meeting. Follow up communication is getting the minutes out and posted on the website promptly after a meeting.

There was a request for volunteers to join a committee but no volunteers from the floor.

New Business:

Mike Martini reviewed the tennis courts and the repairs that are needed. Action Property Management will get bids on the repairs.

The Board was informed that MUD districts sometime have funds available to HOA's that can be used to help cover a portion of certain types of expenses like security patrols. It was suggested that the Board investigate to determine if MUD 24 had such programs available.

A quote by Canady and Canady presented to file Oakwood as tax exempt. Jill Colbert made a motion to accept the bid with option 1, being that \$2,500.00 will be paid when the application is prepared and \$2,500.00 when the application is approved by the IRS with an \$850.00 filing fee. Mike Martini seconded the motion. All unanimously agreed.

Changing the accounting method from cash to accrual was discussed and a meeting with Linda Clarke and Action Property Management will take place for further discussion.

Action Property Management will get bids on having a reserve study completed.

Budget line item will change after the tennis court bids come in for review.

Petty cash account has been increasing and Action Property Management will review the issue.

There are four contracts coming up for renewal for the board to review. Action Property Management will go out for bids on pool service and insurance. Also, a renewal contract is needed from Donald Electrical.

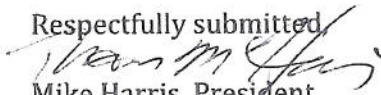
The deed restriction inspection process was discussed.

The board recessed into executive meeting at 9:25 p.m. One deed restriction and one collection account was discussed. Regular meeting was reconvened at 9:36pm.

Adjournment:

Being no further business to come before the board, a motion to adjourn the regular meeting was made by Greg Gillis and seconded by Ken Clark at 9:37 p.m.

Respectfully submitted,



Mike Harris, President

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