

Oakwood Glen Homeowners Association

Board of Directors Meeting

April 21, 2015

The meeting of the Board of Directors of Oakwood Glen Homeowners Association was held on April 21, 2015, at 7:00 p.m. at 17902 Hawn Haven Lane at the community clubhouse.

In Attendance:

Board members in attendance were Greg Gillis, Mike Harris, Ken Clark, Mike Martini, Jill Colbert, Linda Clarke, Patty Inzana 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 7:06 p.m.

Homeowners in Attendance:

There were 10 homeowners in attendance and Middle Earth Outdoor Landscaping representative was also present.

Approval of the Minutes:

The Board of Directors reviewed the minutes from March 17, 2015 as presented and voted to approve via email vote then posted to the website. The April 14, 2015 Special Meeting minutes were reviewed. Ken Clark made a motion to approved the minutes presented and Martha Buckner seconded the motion with two abstained (Greg Gillis and Patty Inzana).

Action between Meetings:

- * The Board selected the deferred billing plan with Holt & Young who's services were selected in the March 17, 2015 Regular Meeting by email vote on April 02, 2015. The vote was 6 in favor, 2 against (Greg Gillis & Patty Inzana) and 1 abstain (Jack Eannarelli).
- * A special meeting was held on April 14, 2015 to select an insurance carrier. The Board decided to stay with Greenwood Insurance in the amount of \$20,109.00 for same terms as prior year's coverage. Minutes to this meeting were approved above.

Security Report:

- * Deputy Tomte was not present to give a report.
- * Security Committee held a meeting to discuss implementing a "4 Neighbor" program and will send a out notice to get homeowners to know their surrounding neighbors, get their information and try to make them more aware of things happening around their area. They also signed up to participate in National Night Out. The committee is further going to meeting with the deputy to go over the three (3) main concerned areas in the community to try and cease high activity that is problematic.

Old Business:

- * Committee Director's Updates - the AC charter was presented and the board will review the guidelines prepared by Greg Gillis.

- * Deed Restrictions:

- a. Deed Restrictions letters will start going out again this month.

- b. The Association's operating documents have been reviewed by our new Attorneys. The Attorneys report that the Association's Deed Restriction Enforcement Policy has some issues. Fees may be charged (and are appropriate) for the second and third Deed Restriction letters to recover the cost incurred but a "Fine" for repeat violations cannot be charged because the Association's By-Laws do not give the Board such authority. The Attorney's also reviewed the Association's Trash Policy. The Attorney's report that the previous Board had the authority to write the policy but the policy is unenforceable because of the fine provision. Both policies will need to be addressed as soon as the Texas Legislature is out of session to allow any additional requirements from this session to be incorporated. In the interim DR enforcement for trash can violations will revert back to the deed restrictions listed for Section 1 & 2.

- * AC Committee - There were three (3) ACC requests reviewed and approved.

- * Communication Committee - no update at this time

- * Request for Volunteers - none at this time

- * Landscaping Committee - It was brought to the attention that season flowers need to be planted. It was suggested to know what kinds of plants are going to be planted and to get a bid.

- * Tennis Court Repairs - the board reviewed two bids, one from McKenna Contracting and another by Property Services. A motion was made by Martha Buckner to accept McKenna's Contracting, Inc. bid with the addition to replace the broken retention bars as quote by Property Services in their bid and allow up to \$600.00 in addition to the quote for repairs. Patty Inzana seconded the motion and all unanimously agreed. Patty Inzana will ask the Girl Scouts to replace the picnic table as quoted in Property Services bid since they did the back park table.

- * Sales Tax Exemption - The IRS has approved the association to be sales tax exempted. The IRS approval has been forwarded to the State for a Sales Tax Exemption Permit. Approval should take about 45 days. Once approved the Association will save the 8.25% on all taxable purchases and apply to recover sales taxes already paid this year.

- * Accounting Methods - tabled at this time

- * Contracts - The landscaping Contract with Four Seasons Grass is up for renewal as of June 1, 2015. Three bids were discussed. A motion was made by Patty Inzana to accept Absolute Groundscape proposal and Mike Martini seconded the motion. All unanimously agreed. A thirty (30) day notice will be given to terminate services with Four Seasons Grass.

- * Pool Repairs - A bid by Aquatics was presented in the amount of \$30,729.00 to spray deck overlay for 10,243 sq ft. Martha Buckner motioned to accept the bid and Greg Gillis seconded the motion. All unanimously agreed.

New Business:

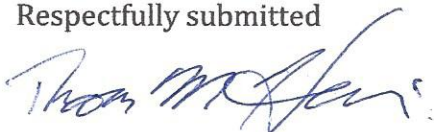
* Security Camera bid was reviewed in the amount of \$1,339.97 to purchase two extra cameras, one (1) that will be placed on the building inside the pool area facing the entrance and one (1) inside the park area also facing the entrance. There will be extra fees for the electrician to install and pricing has not yet been established. Mike Harris expressed a preference to defer the vote until the installation fees could be included in the bid. Patty Inzana motioned to purchase the two (2) extra cameras and Greg seconded the motion. Five members favored the motion and three (3) voted no (Ken Clark, Mike Harris and Martha Buckner). The motion passed with majority vote. APM will get bid on installing the cameras and present at the next meeting. * Trash Policy was discussed and will be placed on hold for violations except to following what the CC&R's have already established for section 1 and 2. * Budget Line Items- tabled at this time.

The board recessed into executive meeting at 9:07 pm. Regular meeting was reconvened at 10:08 pm. The Board met with one homeowner to discuss a deed restriction issue and then met with Middle Earth Outdoor Service representative regarding the landscaping contract. One owner's financial account was discussed as well as the current delinquent report which will be sent to the association's attorney for advisement.

Adjournment:

Being no further business to come before the board, a motion to adjourn the regular meeting was made by Martha Buckner and seconded by Mike Martini at 10:09 pm.

Respectfully submitted



Mike Harris, President
Oakwood Glen Homeowners Association