

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OAKWOOD GLEN HOMEOWNERS ASSOCIATION, INC.**

February 18th, 2020
17902 Hawk Haven
Spring, Texas 77379

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the meeting was called to order at 7:02pm by President Mike Harris. Other Board members in attendance were Secretary John Goff, Vice President Ken Clark, Treasurer Linda Clarke, Greg Gillis, Angelia Bentley, Kristen Ricketts, Juli Cash and Armando Perez. Also in attendance were Sterling Association Services Inc. representative Gina Keller, homeowners and guests per the sign in sheet.

Meeting Agenda

The agenda was reviewed by the Board. A motion to accept the agenda as written was made by Ken Clark. The motion was seconded by John Goff. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from January 21st, 2020 Board Meeting were approved on January 30, 2020 by a majority email vote.
2. Mike Harris approved replacement of the chlorine pump on February 13th, 2020.

SECURITY REPORT

Security Director, John Goff received copy of the stats from Deputy Tomte. The stats presented by Director Goff were from December 3rd through February 16. Per both the Deputy and Director Goff aside from what was noted in the stats, it has been relatively quiet in Oakwood Glen over the past few months. While the same cannot be said for the rest of the Spring area, Oakwood Glen has had very little crime.

OLD BUSINESS

Treasurer Report - Manager, Gina Keller presented the Treasurer's Report as of January 31, 2020. Cash operating account totals \$444,286.84 and is comprised of New First checking, New First Money Market and debit cards. Operating Reserve is \$33,297.22 for a total operating balance of \$410,989.62. Reserve Fund account totals \$391,377.15 which is comprised of New First Money Market and Woodforest Bank C.D. Total cash on hand is \$835,663.99. Checks from operating account totaled \$24,536.14. Assessment collection percentages for 2018 are at 97.5%, 2019 are at 96.2% and 2020 are at 68.2%.

At present there are seventeen (17) accounts on in house payment plans and nine (9) accounts on payment plans with the attorney's office.

Deed Restriction Committee Report

D/R Summary - A total of 87 letters were sent out for compliance as follows:

Lot Maintenance (Exterior) - 22, Landscaping Maintenance -20, Trash/Garbage - 3, Trailers, Boats, RV's -9, Stored Items - 9, Running A Business - 1 and Fences - 1, No ACC -3, Expired Registration/Inoperable Vehicle/Parking - 19, No ACC - 2. There were sixteen (16) notes or homeowner response sheets submitted during the month of December.

Architectural Review (ARC): - Greg Gillis reported that there were five (5) ACC requests submitted this month. Requests approved were to paint exterior trim, to paint a door and to paint exterior siding and add windows. Currently there are two (2) requests under review to install solar panels.

Landscaping Committee Report – Kristen Ricketts reported that spring flowers will be installed in the next month or so. In addition, weather permitting; the Committee will begin selecting a “Yard of the Month” from the months of April to September.

Disaster Committee: Mike Harris reported that the Committee did not submit a report this month.

2013 Review: Canady and Canady have submitted the 2013 “draft” review. Linda Clarke has reviewed the information submitted and needs to have some questions answered. She and Mike Harris will have to have a conference call with Canady and Canada auditors to clear up some of the concerns regarding the review.

CONTRACT UPDATES

Sterling received the most recent application for insurance from Greenwood Insurance Group. Insurance expires at midnight on April 15th, 2020. The application has been filled out and resubmitted to the carrier. The SOV needs to be reviewed by the Board to get the quotes for coverage.

In addition, Paul Bivens, co-owner of Texas Aquatic and Pool Company is no longer going to be operating the maintenance and lifeguard portion of the business. Kandace will be taking over management and supervision of the lifeguards. The option to stay with Texas Aquatics was discussed. The Board sees no reason that they should not remain under contract at this time.

PARKING LOT BIDS

Manager was asked to obtain bids to replace concrete at the front (pool) parking lot and asphalt at the back (park) parking lot. Bids were obtained from Marquee Property Services, PavCon and Property Services. Bids were reviewed and discussed. It was noted that both parking lots were to be replaced in 2019, per the reserve study. Kristen Ricketts motioned to approve the bid up to \$115K to replace both parking lots. The motion was seconded by Greg Gillis. All were in favor and the motion carried. Gina will contact Property Services to see if they will give the community a break for having both parking lots done at the same time.

COMMUNITY EVENTS

Angelia Bentley has been handling the rentals of the clubhouse and has already calendared all of the community events for the year. They are as follows: Pool Party – May 2nd, 4th of July Parade/Picnic – July 4th, Back2School/Ice Cream Social – August 16th, Neighbor’s Night Out – October 3rd, Annual HOA Meeting – October 17th and Christmas Party will be held on December 5th. The board reviewed the dates and had no concerns about the dates.

ADA COMPLIANCE – POOL

The Board had discussed adding a sling or some type of seat that would be ADA compliant and also safely allow any person with a disability that prohibits them from entering the pool via the stairs. This was tabled in January meeting but as there were a couple of homeowners who made the request and the Board decided to send out a questionnaire get an idea of how the majority of the homeowners would vote if given the opportunity. The E-Blast was sent out after the January meeting and results of the E-Blast were read aloud by President Harris. 23 Homeowners responded to the questionnaire. 5 indicated they or family members had a disability that would prevent them from using the pool. Of the five, four indicated they would use the pool frequently and one occasionally if the accommodations were provided. Support for and against the expenditure was divided evenly.

Several homeowners in attendance provided some information to the Board. Board suggested that the other issues the Association would have to deal with if they purchased a seat or sling would be to make the pool fully ADA compliant. Issues of liability and insurance were also discussed. In addition, the Board noted that both L.A. Fitness and the YMCA have programs for seniors and that is paid by their supplementary insurance. These are indoor facilities, completely ADA compliant, the pools are also heated and are open year round. At present the Board will look into the information provided by one homeowner. The matter was tabled.

DIRECTOR TRAINING CLASS

A schedule of CIA classes and Sterling Classes will be obtained for the next meeting. At present, it may not be possible to get a class out at Oakwood Glen this year. The majority of the members have already taken at least the Board Orientation Class. Gina will also find a class for new Board Member, Armando Perez that is close to Spring or the Corporate Office.

OLD BUSINESS

There was a list of ten accounts that owe in excess of the amount that the Association normally sends accounts to the attorney for. A list of the accounts, the backup history and what occurred to cause these accounts not to be at legal was discussed. All accounts have now been properly noticed. A motion to send all ten (10) accounts to Holt & Young was made by Armando Perez and seconded by Angelia Bentley. All were in favor and the motion carried.

NEW BUSINESS

None

Legal: None.

Open Forum – Homeowners questions were discussed.

NEXT MEETING IS SCHEDULED FOR March 17th, 2020

In accordance with Texas Property Code Section 209.0051, the notice will be properly posted.

MOTION TO MOVE INTO AND OUT OF EXECUTIVE SESSION

A motion was made, seconded and passed unanimously to move into executive session at 8:43pm.

A motion was made, seconded and passed unanimously to move out of executive session at 9:29pm.

EXECUTIVE SESSION SUMMARY

Attorney status report was reviewed and discussed. The members discussed account #47285 and how to handle mediation. Three (3) violations were approved to send to the attorney.

ADJOURN

With no further business to come before the Board; President Harris properly adjourned the meeting at 9:31 p.m.



John Goff, Secretary

10 March 2020

Date