

Oakwood Glen Homeowners Association

Board of Directors Meeting

September 15, 2015

The meeting of the Board of Directors of Oakwood Glen Homeowners Association was held on September 15, 2015, at 7:00 p.m. at 17902 Hawn Haven Lane at the community clubhouse.

In Attendance:

Board members in attendance were, Mike Harris, Mike Martini, Jack Eannarelli, Ken Clark, and Jill Colbert. Management in attendance was Rebecca McCleary and Lindi Almenderez.

Call to Order:

Due notice of the meeting had been given and a quorum was present, the meeting was called to order at 7:09 p.m.

Homeowners in Attendance:

There were six homeowners in attendance.

Approval of the Minutes:

The Board of Directors reviewed the minutes from August 18, 2015 as presented and voted to approve via email then publicly posted on the website www.oakwoodglen.net on September 04, 2015.

Action between Meetings:

The Board voted via email vote on August 25, 2015 to spend up to \$200.00 dollars for 5 signs that read "UPCOMING NEIGHBORHOOD EVENT see www.oakwoodglen.net"

The Board voted via email vote on August 31, 2015 to spend \$1970.00 to repair 4 security lights damaged by the recent electrical storm. Two in the front park and two in the back park.

Security Report:

Deputy Tomte was present to give a report.
Security Committee. There was no update given at this time.

Open Forum:

Homeowner's discussed community concerns.

Old Business:

- Committee director assignments, duties and allow actions tabled at this time as no update was given.
- Deed Restrictions tabled as no update was given.
- Architectural Control Committee report was not given but it was stated that there are many requests for roof repairs that were being submitted due to the hail storm.
- Communication Committee was tabled as no update was given. Landscaping Committee Report received a list of fall flowers from Absolute Groundscape and will be choosing colors for installation soon. A bid for \$275.00 was quoted in order to trim back tree near front gate at the pool area. There is also another tree limb hanging over the handicap parking area that also needs to be cut back. The board would like to obtain a quote on that limb as well. Mike Harris informed the Board that he had received a quote of \$125 for irrigation system repairs and had authorized Casey to proceed as an emergency repair.
- The additional pool filter and valves have been installed at the pool and the substandard piping replaced by Texas Aquatics. The tie in to the irrigation line will be completed shortly.
- Cash to accrual accounting methods was tables at this time. There were no contracts coming up for review at this time.
- The bid for the combined project in front park was discussed: The bid proposal attempts to save costs by combining several projects: Phase 1 is intended to accomplish four goals utilizing common trenching wherever possible to minimize the overall cost of the project. The trench will be the most expensive part of the project because the entire length will need to be dug by hand due to all of the underground facilities. Once the trench is open the replacement irrigation line will be installed, a conduit for additional security lighting will be installed, a conduit for an additional security camera will be installed and a conduit for key fob access to the tennis courts will be installed. Phase 2 will involve pulling the electric wire through the
- previously installed conduit and making the necessary connections to install a security light on the utility pole near the front gate. Phase 3 will involve pulling the security camera cable through the previously installed conduit and making the necessary connections to install an additional security camera at the front gate. Mike Harris stated that he put this project out to bid.
- Audit Review Update tabled as no update was given at this time.
- The 2016 budget was reviewed and discussed. The budget reflects a 3% increase for membership dues. A motion was made by Jack Eannarelli to increase our

Membership dues by 3% and seconded by Mike Martini. All unanimously agreed. A motion to accept the 2016 budget as presented was then made by Ken Clark and seconded by Mike Martini. All unanimously agreed.

- The apartment trash can concern was discussed. The 30 day notice given by the waste service company to the apartment owners is almost up. Waste Management will be removing the individual trash cans and placing large dumpsters on their premises within the next two weeks.
- There were three bids to review for the installation of a swing set to be placed in the back park area. The board decided since the annual meeting was coming up it would be best to place a questionnaire on the ballot to get homeowner's input on the proposed project.
- Notices for the member's annual meeting will be going out in a week. Mike Martini motioned to spend \$200.00 or less in snack and beverage items for the annual meeting. Ken Clark seconded the motion and all unanimously agreed.
- A brief overview on the new policies the association was adopting was given. Discussion on new laws and policy requirements required by the 2015 Texas Legislation Session. A copy of the proposed policy pertaining to Board elections was presented for review and comments. If no comments are received from the Board by Friday morning Mike will forward to the attorney for his review.
- The association insurance sent a letter stating that the roofs that were damaged due to the hail storm would be deigned. Mike stated that he was told by the adjuster that the insurance company sends this letter out as policy on commercial accounts. We should expect an acceptance letter shortly.

New Business:

- A 3% increase for Membership dues was discussed above along with the budget (located under "Old Business").
- The Christmas party will take place on Saturday, December 12, 2015. A motion was made by Mike Martini to approve the rental of the horse and carriage and Santa as long as it doesn't exceed over 10% from last year's price. Jack Eannarelli seconded the motion and all unanimously agreed.

The board recessed into executive meeting at 8:49 pm. During executive session the Board discussed the accounts turned over for collections and an account receivable matter.

Adjournment:

Being no further business to come before the board, Ken Clark motioned to adjourn the regular meeting and it was seconded by Jack Eannarelli , all unanimously agreed at 8:54 pm.



Respectfully submitted

Mike Harris, President

Oakwood Glen Homeowners Association