

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

March 19, 2019
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 7:00pm by President Mike Harris. Board members in attendance were Vice President Ken Clark, Secretary John Goff, Treasurer Linda Clarke, Directors Greg Gills, Kristen Ricketts (via phone), Patty Inzana (arrived at 7:22) and Juli Cash was not in attendance. Also in attendance were Sterling Association Services Inc. representative Gina Keller, homeowners and guests per the sign in sheet.

Resignation of Director

President Harris reported that Director Nicole Loreth had recently submitted her resignation. The Board voted to accept her resignation. In attendance was Angelia Bentley, who has lived in the community for over (20) twenty years and is interested in becoming a Board Member. A motion was made by Ken Clark that Angelia Bentley fulfills the remainder of Nicole Loreth's term. The motion was seconded by Linda Clarke. In a vote of all Board Members and Homeowners in attendance all were in favor and the motion carried.

Meeting Agenda

The agenda was reviewed by the Board. President Harris noted that there was one account (#2103898) to be added to the agenda for attorney action. Ken Clark motioned the agenda be approved as amended, Linda Clarke seconded and the motion passed unanimously.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from February 19, 2019 Board Meeting were approved by a majority vote on March 04, 2019 via email.
2. Mike Harris authorized Spring Klein Fence Company to make emergency repairs to the chain link fence at the front of the park on March 8, 2019.

SECURITY REPORT

John Goff was in attendance stated he received a copy of the Stats from Deputy Tomte prior to the meeting. The stats presented were from January 3rd, 2019 through March 18th, 2019. Gina noted that she had received notice from Commissioner's Court that there would be a 4.9% increase in the contract in 2020.

OLD BUSINESS

Treasurer Report - Manager, Gina Keller presented the Treasurer's Report. Cash accounts total \$313,666.07 is comprised of New First checking, New First Money Market, Emergency Operating Fund and debit card. Reserve Fund accounts total \$385,727.88, is comprised of Amegy Money Market, LPL Financial account and Woodforest Bank C.D. account. Total cash is \$699,393.95. Checks from operating account totaled \$34,568.78. Assessment percentages for 2017 are at 97%, 2018 are at 95% and 2019 are at 75%.

Linda Clarke suggested the Board look into moving their Money Market account over to Comerica or another bank due to the total amount in the New 1st Bank exceeded the FDIC maximum amount that is insured; Gina and Linda will look at the interest rate.

Reserve Study - Updated

It is time to update the Reserve Study. Reserve Advisors provided a quote to update the study for a cost of \$2,650. A motion was made by Ken Clark to approve the proposal. The motion was seconded by Linda Clarke. All were in favor and the motion carried.

Deed Restriction Committee Report

D/R Summary – A total of 101 letters were sent out for compliance as follows:

No ACC or ACC Related – 2, Holiday Décor - 11, Lot Maintenance – 36, Garbage – 2, Landscaping Maintenance – 34, Trailers – 8, Parking violations – 2, Stored items – 5; Running A Business - 1. There are (6) six violations currently on “hold” or being “monitored” for compliance based upon calls or emails to the management company requesting additional time.

Architectural Review (ARC): – Greg Gillis reported two (2) ACC requests submitted for removal of a tree (which is not required but was approved), and one for siding and soffit repair with painting. Second request has not been approved as no paint sample was sent in.

Landscaping Committee Report – Kristen Ricketts was listening to the meeting via phone. She noted that she is going to start Yard of the Month in April. Also, she is getting ready to order the spring color.

Clubhouse Repair: No meeting this month.

Disaster Committee: No meeting this month.

Security Bid: Management provided a bid for security from Fort Knox Security. There were multiple options, each with a different package and fee. Greg Gillis noted that what we need has to have four (4) door sensors and three (3) motion sensors. Gina will see if any of the “packages” meet these requirements and report back.

Renew Alarm Permit: Permit form and check were submitted for the renewal of the alarm permit. Permit should be received before the next meeting. Gina will bring to the meeting; Mike will have laminated and placed on the wall.

Insurance: Insurance recently came up for renewal. The Board took action to engage with Greenwood Insurance; this was accounted for in the budget.

2013 Review: Canady and Canady have not provided recent update. Gina will contact Jeff Canady and see where they are and when they expect to complete the 2013 audit.

Director Training: President Harris will contact Stephanie about holding Director Training in June for Oakwood Glen and Spring Creek Forest. Gina mentioned asking the members of Vintage Royale if they would be interested in participating, once a date is secured.

Sidewalk Repair: A second bid was provided by RNB Construction. Both Pavecon and RNB Construction bids were reviewed and discussed. Ken Clark motioned to accept the bid from RNB Construction, proposal #3605 in the amount of \$17,670 and to pay for this project out of the Reserve Account.. The motion was seconded by Greg Gillis. All were in favor and the motion carried.

Pool Furniture: Pool furniture has been ordered. Gina received a telephone call today that the furniture would be delivered next week. They are supposed to call her with the ETA for delivery before Friday.

Damages from Accident in Park: Mike Harris reported that the original claim was denied by Fred Loya however after receiving the un-redacted police report; the adjuster is going resubmit the claim to Loya and, if refused, to go after the “boys” parents for the damages to the park (approximately

\$14,380).

Camera System: Greg Gillis reported that the Association security system is currently recording in HD, using (16) sixteen cameras. The footage is recorded over after approximately 4 ½ days of storage. Greg contacted the manufacturer (Network Video Device) and for \$250 each, the Association can add 6 terabytes of storage (approximately 10-12 days). This will allow the footage to be stored for longer and if an incident happens, the Board will be more likely to be able to gather and store the video. Greg Gillis made a motion to spend \$500 for two (2) of the devices; one for the pool and one for the clubhouse. Patty Inzana seconded the motion. All were in favor and the motion carried.

NEW BUSINESS

Legal: There were four files that were submitted for approval from Holt & Young to sign to proceed with foreclosure. The files were #21802298, #21803926, #21805158 and #21805160. There was some discussion regarding the matter. Linda Clarke motioned to move forward with all four accounts. The motion was seconded by John Goff. The motion passed by majority vote.

Open Forum: None.

NEXT MEETING IS SCHEDULED FOR March 19th, 2019

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 8:35 pm.

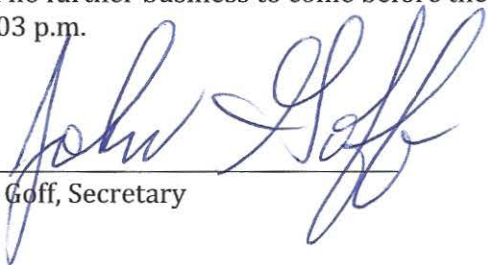
A motion was made, seconded and passed unanimously to move out of executive session at 8:46pm.

EXECUTIVE SESSION SUMMARY

The Board discussed several accounts at the attorney and decisions to "hold" on a few. One has entered into a payment plan, one is a health related issue and one has recently lost their spouse. In addition, there are a few compliance files that need photos this month to proceed with an attorney letter next month.

ADJOURN

With no further business to come before the Board; President Harris properly adjourned the meeting at 9:03 p.m.


John Goff, Secretary