

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, FEBRUARY 4, 2016

7:30 P.M.

WARREN NEWPORT LIBRARY

MINUTES

I. CALL MEETING TO ORDER

The Board President, Phil DeRuntz, called the meeting to order promptly at 7:30 PM. A Roll Call found all currently seated Board Members were present and accounted for, a quorum established. Stephanie of Fox Management was also present.

II. APPROVAL OF MINUTES – November 10, 2015

Motion and second motion received for approval of the minutes taken from the November 10th 2015 Open and Annual Meeting, they were unanimously approved by all Board Members in attendance and the motion carried.

III. PRESIDENT'S REPORT

Phil spoke briefly on this item.

IV. TREASURER'S REPORT

Stephanie spoke on this item covering the details that follow.

- A. January financial attached – we still have 29 owners who have not paid their 2016 assessments. Late fees will be charged on February 15.
- B. Both foreclosures have settled their accounts. One unit has been sold.
- C. Year end financial statement. The Association was slightly over budget mainly due to continued ash tree removal.

V. POND MAINTENANCE

Phil and Stephanie spoke on this item covering the details that follow.

- A. EAM has provided their contract for 2016
- B. We have the sediment level report from EAM for pond #4.

VI. LANDSCAPING REPORT

Phil and Stephanie spoke on this item covering the details that follow.

- A. We have a proposal from LT Enterprise for ash tree removal
- B. We have a proposal from Acres for ash tree removal.
- C. 12 trees were installed per the contract with Paul's Landscaping. Due to the November storm, several trees were knocked over and stakes were installed on all 12 trees. A credit of \$160.00 was provided on the bill since the gator bags were not installed.
- D. Acres has provided a proposal for continued maintenance of the buckthorn.
Motion and second motioned received for approval of \$4,000.00 contract for buckthorn abatement in area denoted by the map. All Board Members in attendance approved, motion carried.

VII. MANAGEMENT REPORT

Stephanie spoke on this item covering the details that follow.

A. ARC REQUESTS:

- a. 34425 Tanguerey – garage door - approved

B. VIOLATIONS:

- a. 18367 Springwood – no ARC request on file

VIII. OLD BUSINESS

Stephanie spoke on this item reporting that there's nothing new to discuss.

A. 18577 Aspen – fence. Letter from attorney went out October 8. Fines have been charged to account at \$5.00 per day per the rules and regulations of the Association.

IX. NEW BUSINESS

Stephanie spoke on this item reporting that there's nothing new to discuss.

X. ADJOURNMENT – SPECIAL ELECTION

Motion and second motion received for adjournment, all approved, and the meeting adjourned at 8:50. Next Open Meeting announced to be on April 25th at 7:30 PM, location TBD.

Special Election for the two empty seats.

The meeting for the Special Election was called to order at approximately 7:50.p.m.

Stephanie prefaced the Election by explaining how we got here and why, concluding with a call for floor nominations. There were none.

The only two candidates, Mitch Hameister and Rod Jones were elected to the two open seats.

Motion and second motion received for adjournment, all approved, and the meeting adjourned at approximately 8:55.

The remaining 3 Open Board Meeting Dates were tentatively scheduled for the following dates:

April 25th Open Board Meeting @ 7:30 location TBD

August 1st Open Board Meeting location TBD

November 7th Annual Meeting location TBD