

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, NOVEMBER 9, 2023

7:00

ZOOM

MINUTES

- A. Meeting called to order at 7:10 pm
Donna Plage, President and Gary Peters, Treasurer present
Stephanie Brodsky, Fox Management Group
- B. GUEST CONTRACTOR – ALLISA DELGADO ILM .
Discussion about pond project for 2024 and 2025
Suggestion to talk with Lake County Grants for 2025 grant money
Also suggested to speak with Lake County Storm management
- C. Minutes of March 7, 2023 approved
- D. TREASURER'S REPORT – Gary Peters
- October, 2023 financial indicate assets of \$160,101.53. Money is in money market and CD's earning interest which will be deposited toward the reserves.
- 2024 Budget approved with \$50.00 annual increase per home. Money for operating expenses.
- E. POND AND COMMON AREA MAINTENANCE UPDATES
- a. PONDS
1. Contract for 2024 pond maintenance in the amount of \$32,285.00 approved unanimously.
 2. Pond fountains have been removed for the winter.
 3. Repairs to fountain in pond 1 have been completed.
 4. Report on fountains provided from October 26.
 5. Routine oil change needed at a cost of \$1260.64 approved.
 6. Pond stabilization report to be approved for 2024. Discussion will take place over the winter and a program established with ILM.
- b. TREES
1. Significant amount of tree work done in 2023. This brought the Association over budget and funds had to be transferred from reserve to pay for the additional work. A total of \$18,579 has been spent this year..
 2. There is one more work order for \$450.00 to be completed.
 3. A list of work to be done in 2024 will be started for review and proposals.
- c. LANDSCAPE
1. Yellowstone has provided a maintenance contract for 2024 2025, and 2026. Contract approved unanimously.
 2. Yellowstone has provided recommendations for landscape work for 2024. Work to be discussed.

F. MANAGEMENT REPORT

- a. Proposal from HomeResQ to remove the gazebo and picnic bench due to deterioration of both items in the amount of \$1085.00 approved unanimously.
- b. Management contract renewal effective October 1, 2023 through September 30, 2025 in the amount of \$1380.00 per month approved unanimously. Contact includes costs for sales of homes which are the homeowners responsibility.

G. OLD BUSINESS

H. NEW BUSINESS / MISCELLANEOUS

I. HOMEOWNERS QUESTIONS AND COMMENTS

1. A suggestion was made to contact Lake County Buckthorn removal program regarding the buckthorn issue around the property.
2. Question was raised why the Association is still meeting on Zoom and the Board explained there was no one coming to meetings and it was their choice to meet on Zoom.
3. Question was raised regarding pond management and the proposal for improving the ponds. Stephanie stated that anyone interested in having the proposal should send her an email requesting the information.
4. Question was raised regarding depositing checks. Stephanie explained that the checks were deposited prior to the end of the year for the coming year and then in batches as additional checks were mailed in. All assessments are due on January 1 and are considered late on February 15.

J. ADJOURNMENT

Meeting adjourned at 8:16 pm.