

Oakwood Homeowner's Association

Board Meeting Minutes Wednesday, November 6, 2003 Park Federal Bank

CALL TO ORDER

Meeting called to order at 7:35 pm by Vice President Claudia Kerbel (CK). Directors Larry Stephan (LS), Jerry Harlow (JH) and David Vogt (DV) were also in attendance.

MINUTES

- Minutes of 10/1/03 board meeting were approved. Proposed by LS, 2nd by CK, passed unanimously.

BOARD AND OFFICER REPORTS

- Vice President CK led a discussion on President Pill's request to step down as President of the OHA. Officer's duties were discussed and it was decided that new officers should be elected. Dave Vogt resigned as Treasurer and the board accepted President Pill's resignation. LS nominated Jerry Harlow for Treasurer, and being no other nominations JH was elected unanimously. LS nominated Claudia Kerbel for President, and being no other nominations CK was elected unanimously. LS nominated David Vogt for Vice President, and being no other nominations DV was elected as Vice President. Larry Stephan will continue as Secretary. President Kerbel moved that we accept the newly elected officers and positions; 2nd by DV. Motion passed unanimously and the new slate of officers was installed. Gregg Pill will remain on the board as a Director.
- CK distributed an analysis showing that all 2003 late fees had been incorrectly deleted. Treasurer JH agreed to reinstate these fees.
- LS reported that he had not yet received an answer from Jack Hubeny regarding the CC&R's. He agreed to try to reach Jack for a response.
- The board discussed the financial statements and the board requested that JH meet with our bookkeeper to reformat the Operating statement to include an accurate date and a column for the budget so we could make a better comparison each month.
- JH led a discussion on the OHA website and provided a diagram of the new home page. His progress was commended and he indicated that progress was continuing.
- CK asked about the Common Area Survey and volunteered to deliver the survey.

COMMITTEE REPORTS

- **Landscaping Committee** – Irrigation project for the 35th street entrance is dead in the water. The Contractor has not been returning any calls. CK agreed to send a notice to Mueller Mist to return the Contract or lose the business. Our 2nd bidder is Masters.

OLD BUSINESS

- **Ogden Avenue Sidewalk** - There was no news on the Ogden project and the remaining two signers who had yet to execute the agreement. CK said she would contact GP for any new input he may have.

NEXT MEETING

- Will be held on Thursday December 4, 2003 at 7:30 pm at Park Federal Bank.

ADJOURNMENT

- Motion to adjourn was made by CK at 9:40 PM and seconded by LS. Motion passed unanimously.

