

Oakwood Homeowner's Association

Board Meeting Minutes Thursday, December 4, 2003 Park Federal Bank

CALL TO ORDER

Meeting called to order at 7:30 pm by President Claudia Kerbel (CK). Directors Larry Stephan (LS), Jerry Harlow (JH), Gregg Pill (GP) and David Vogt (DV) were in attendance.

MINUTES

- Minutes of 11/03/03 board meeting were approved. Proposed by CK, 2nd by JH, with GP abstaining.

BOARD AND OFFICER REPORTS

- Treasurer JH distributed the newly formatted financial statements that were reviewed by the Board. GP noted some formula adjustments that were required and JH agreed to reformat and resend new statements.
- Treasurer JH reported there is \$9,000 in past due dues representing 45 delinquent accounts. Of this total 37 are less than 2 years past due and 8 are over 2 years past due.
- LS reported no response from our attorney on the status of the CC&R's. JH said he would send his comments to LS for forwarding to our attorney.
- CK proposed that we attempt to bridge the communication gap with new residents and JH volunteered to send out a letter of introduction to all new neighbors.
- CK gave a report on our meeting with the Lake Committee in November emphasizing their enthusiasm and pride in their accomplishments. DV will provide maps and details to the OHA Board.

OLD BUSINESS

- **Ogden Avenue Sidewalk** - GP reported that 2 homes are not signed up; one may be signed this week, but the final signature is a problem as they have refused to sign the easement agreement for a number of reasons.
- **Common Areas Survey** - DV said that Joe Benes has contacted a survey company and expects to hear from them within the week.
- **35th Street Irrigation Project** - CK will call Mueller Mist for an update. JH suggested we hold back some funds until the project is tested. Board concurred.
- **Website Update** - JH reported that the project is 95% complete and that we would be transferring to a new server. DV agreed to assist with the transfer.

NEW BUSINESS

- LS presented the insurance bills to JH for payment. The total insurance bill was \$4,700 for the current fiscal year ending in September, 2004; it includes both general liability & D&O coverage.
- 2004 Budget Review - JH presented the 2004 budget for review. See "Budget Notes" for additional detail and specifics.
- After discussion about the bookkeeper position CK moved that we hire Rebecca Harlow (daughter of Treasurer Jerry Harlow) as our bookkeeper. 2nd by DV; passed unanimously.

NEXT MEETING

- Will be held on Thursday January 8, 2004 at 7:30 pm at Park Federal Bank.

ADJOURNMENT

- Motion to adjourn was made by GP at 11:05 PM and seconded by LS. Motion passed unanimously.