

Oakwood Homeowner's Association

Board Meeting Minutes Wednesday, January 8, 2004 Park Federal Bank

CALL TO ORDER

Meeting called to order at 7:40 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 1/8/04 board meeting were approved. Proposed by GP, 2nd by JH, passed unanimously.

BOARD ACTIONS SUBSEQUENT TO 12/8/03 MEETING (but prior to 12/31/03)

Note that all actions were passed unanimously via the internet.

- Authorized payment of \$7,659 to Muellermist with a 10% holdback for work done on the irrigation system at the 35th Street entrance
- Agreed to pay \$450 of the \$600 web site development costs
- Approved 2004 budget

BOARD AND OFFICER REPORTS

- Treasurer JH distributed year to date financial statements for review and discussion. GP noted that the Balance Sheet was missing and JH will send via e-mail. CK agreed to close the Scudder account and transfer funds to Park Federal unless we have some loss exposure because of balances over \$100,000 not insured by the FDIC.
- Delinquencies – Accounts were reviewed and JH will distribute both lien notices and delinquent dues letters shortly.
- CC&R's – LS to send changes to our attorney for any final comments and contact Bill Schultz to write a preamble.
- Attorney Response – LS to contact our attorney to see what can be done to improve communication and prevent delayed responses.

COMMITTEE REPORTS

- **Landscaping Committee** - DV reported that outlets were installed and Xmas decorations hung. DV will prepare a procedures manual for the operation and maintenance of the electrical, landscaping and sprinkler systems at both entrances.

OLD BUSINESS

- **Ogden Avenue Sidewalk** - GP reported no progress.
- **Common Areas Survey** – DV reported that he expects to get a cost estimate within the next week or two.
- **35th Street Irrigation Project** – GP volunteered to pick up all the Julie flags and DV reported that all has been completed and that the system will be tested in the Spring.
- **WebSite Project** – CK and GP applauded the progress on the new OHA website and JH said that the project is almost complete.

NEXT MEETING

- Will be held on Thursday February 5, 2004 at 7:30 pm at Park Federal Bank.

ADJOURNMENT

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