

December 2009 Oak Forest Property Owners Association Homeowner's Meeting

Date: December 5, 2009

Start Time: 8:00 a.m.

Adjourn Time: 9:00 a.m.

Location: Nelson Smith's Home

Attendees: David Graham, Kelly Holden, Paul Holden, William McFerren, Nelson Smith, David Cowan

TOPICS:

November 2009 Minutes:

. The November 2009 Minutes were approved. Secretary, Kelly Holden, will e-mail the minutes to Kathleen Lossau

Treasurer Report:

- . Nelson Smith reports that \$7,400 is in HOA checking account with discussion of moving some monies to savings
- . January 2010 HOA annual association dues notices to be sent out soon, which will net approximately \$22,000
- . HOA remains unable to collect monies due from a resident, with the HOA discussing additional actions to be taken, with the agreement to continue to assess fees via monthly invoices. One of our HOA committee members did speak with this resident during the summer, with the resident agreeing to pay \$50.00/month to pay off their outstanding debt, of which to date has not happened. HOA also discussed the possibility of collecting back due monies at the time of sale of the home vs. having lien placed vs. taking additional legal action which was taken 4 years ago in which resident never complied. HOA never pursued additional legal action, which would have resulted in the resident being jailed. Conclusion to current discussion: Nelson Smith will check to see if original judgement was filed with Hays County and the HOA will then send final letter by HOA attorney stating all fees due, and if not paid by a certain date, final action would be a lien placed on the home along with continued monthly statements
- . CMA is paid up

Water Board Report:

- . Drilling rig to be brought in on 12/7/09, with drilling to start on 12/8/09 and engineer will be on-site
- . Drilling will go through the Edwards Aquifer to the Trinity Aquifer
- . New bids are being requested for electrical, plumbing and concrete work

Water Board Report (cont'd):

- . Already have permit to drill
- . Will take 2 weeks to drill the well, then will take time for “permit to produce”
- . We hope to be able to stop buying water at the end of January 2010
- . The lender, Community Resource Group, will do rate analysis to assess correct charging – Phil to receive software
- . Water board will discuss all concerns of water board issues

Architectural Committee Report:

- . Paul Holden will send a letter to a resident who has set concrete forms but has not submitted any pre-plans for approval for building
- . Letters, regarding trailers visible from the road, were sent with good results – with residents using foliage to screen the trailers from the road. Paul Holden will continue to monitor this situation
- . Three mail boxes on FM 967 were discussed since the mail box construction material does not match the construction material on the homes. The decision was made not to take any action

New Business:

- . Suggestion was made to have an annual “Spring Fling” neighborhood get-together in the spring-time with no “business” being discussed, just good ole neighborhood fun. This would make for two annual neighborhood get-together’s including the October Annual Family Night Out
- . Proposed “Spring Fling” date is Sunday late afternoon, May 16, 2010
- . “Spring Fling” activities to include games such as: egg toss, water balloons, horse shoes along with a cook-out consisting of hot dogs and hamburgers
- . Kelly Holden, Secretary, gave Nelson Smith, Treasurer, a letter listing the new HOA officers, to take to the HOA bank, Broadway Bank, for the purpose of signature cards

Miscellaneous:

- . David Cowan accepted the appointed position of Roads and Infrastructure Committee Chairman
- . David Cowan will get with Jeff Barton for the results of the Fall 09’ traffic count report
- . Kelly Holden agreed to assist David in the area of speeding/speed bumps for Oak Forest
- . Nelson Smith will make initial contact to the publisher of the HAYS Happening Newsletter in regards to discussing Oak Forest joining in on their newsletter
- . David Cowan discussed the lot next to the well site. The POA remains interested in purchasing the lot, but the decision to go forward on an offer will be based on the cost of the well; whether the well is a single vs. double strand, which we’ll find out once drilling is completed. The cost of

Miscellaneous (Cont'd):

the double strand well is more expensive than a single strand well and could prevent the Oak Forest HOA from going forward on the purchase of the lot. Lot size is 2.15 acres with lot asking price of \$88,000

- . Nelson Smith will put together a cash flow analysis and present at the January 2010 HOA mtg.
- . 12/15/09 is the Water Board Meeting in which the sub-contractor's bids will be approved and it will be known then if the well is a single or double strand
- . Kelly Holden volunteered to help with the December 2009 Christmas Light Contest – date to be determined. 1st prize is \$50.00 with the 2nd and 3rd prize each being \$25.00

Next HOA meeting will be on January 9, 2010 at Nelson Smith's home