

Oak Forest POA Board Meeting

January 5, 2008

Board Members in Attendance: Rick Patty, Susan Patty, Mariah Nelson, R.A. Rall, Paul Gravett, Arlis Walker, Clover Clamons

Add'l attendees: none

Meeting called to order

OF Light repaired: The light on the Oak Forest entrance sign off 967 was repaired by Arlis Walker.

Board members updated their contact information – Mariah will get a copy to Kathleen Lossau in order to update OF website.

Broadway Bank Signatures: Mariah to get a letter to Broadway Bank notifying of changes in POA board officers and requesting an updated signature card indicating the following: RA Rall; Pres., Clover Clamons; V.P., Paul Gravett; Treasurer, Mariah Nelson; Secretary. All officers will need to go to the bank at their leisure by 2-5-08 to sign.

Newsletter: Clover will prepare the next OF Newsletter. All information items must be submitted by 1-15-08. The newsletter will be published 1-18-08. Included will be Christmas Lights Contest winners, information regarding discharging of firearms, fire safety and hazards of fireworks, Salvation Army donations, and Feb. Board Meeting.

Feb. POA Board Meeting: RA suggested having a "Town Hall" meeting with a chili cook-off. All interested property owners are invited. Topics the board has either acted on, or those still in progress will be discussed. RA will notify board of a firm date and location. Susan will assist with organizing the meeting/social. Topics of discussion will be advertised in the Feb. newsletter.

Use of Firearms: Arlis suggested that homeowners may have heard hunters discharging firearms just north of the subdivision. That area and the one across 967 are both popular hunting sites.

Audit of OF Financial Records: The board discussed an audit of OF financial records. Paul suggested that the first part of February or May would work out best. Clover will contact a CPA. Board approved a fee of \$500 or less. If the fee is higher it will need to be approved by the board.

Fireworks: Fire caused from fireworks 12/31/07 on property @ 511 Oak Forest Drive. Mailbox @ that address was also vandalized several weeks ago. Property owner sent a letter to the board requesting that fireworks be banned from our subdivision in the future. Board agreed that a write-up should be published in the next newsletter informing residents that a fire resulted from fireworks used in our subdivision. Residents will be informed of the safety hazards.

Unpaid property dues: 19 property owners have as yet unpaid POA annual fees from 2007.

Speeding problem: This item is still being investigated. Speeding offenders are not only through traffic, but also OF property owners. It was suggested that a call be made to Jeff Barton the Hays Co. Commissioner to discuss possible solutions.

Treasurer's Report: Paul reported current OF POA assets at \$40,276.41 (Checking bal. = \$18,647.04 and Savings bal. = \$12,457.18). Rick asked what the interest return was on our accounts. Paul thought we were getting an interest rate of 1+% on Checking and approx. 3% on Savings. The OF Water Board has an account with Chase Bank and the interest return is 4%. Paul said he would check into a better rate elsewhere. A 6 mo CD or share certificate was also suggested.

Homeowner out of compliance with CCE&Rs: Mediation supported OF position regarding a longstanding issue with the property owner of lot #A60. To date, this property owner still hasn't complied with any of the Board's requests to correct mediated issues. Rick felt that if these issues weren't bothering anyone, maybe they should be dropped. The Board agreed that 1) property owner should first be approached to discuss the matter. 2) Adjoining neighbor (Lot #A59) should also be visited to see if a problem still persists. 3) if no resolution is made, then a lien should be placed on the property.

Water sediment issue: Lower 1/2 of subdivision has been experiencing sediment problems because of some type of failure at the well. This issue is being looked into by the Water Board.

Welcome Committee Chair: still need someone to volunteer

Architectural Control Committee: Two new homes have been approved, one on Oak Hollow Lane, Lot #66 and one on Woodland Oaks Trail Lot #??. CMA Homes (one of these property owners) still needs to remove the barbed wire fence along Oak Grove Road, Lot #01. Lot #C10 and lot #C01 are out of compliance on several issues (unapproved shed, garbage, unburied water line, unpaid dues...). Clover will take photos and forward them to the ACC. Issues that are currently out of compliance with the CCE&Rs will be discussed and prioritized. Visits will be made to some of the property owners to discuss/rectify specific issues based on decisions from that committee.

Abandoned cars: Two abandoned cars remain @ 300 Oak Forest Drive. RA will take digital pictures and send them to the ACC for further discussion. Clover will include information in the Newsletter about donating non-functioning cars to receive a tax write-off.

Next Meeting: currently scheduled for February 2, 2008. This date will probably be changed to facilitate the "Town Hall Meeting" discussed earlier and held at the Church on 967.

Future Meetings:

March 1, 2008	April 5, 2008
May 3, 2008	June 7, 2008

Meeting was adjourned