

January 2010 Oak Forest Property Owners Association Homeowner's Meeting

Date: January 9, 2010

Start Time: 8:00 a.m.

Adjourn Time: 10:00 a.m.

Location: Nelson Smith's Home

Attendees: David Graham, Kelly Holden, Paul Holden, Nelson Smith, David Cowan, Rick Patty, Paul Gravett

TOPICS:

December 2009 Minutes:

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

Treasurer Report:

- . Resident D. Fritz maintains landscaping at front entrance and common areas and bills the HOA quarterly
- . Street light at Oak Hollow Court is out, PEC has been contacted by P. Gravett – PEC takes care of all street light replacements once contacted
- . PEC bills the HOA monthly via direct withdrawal
- . HOA purchased a copy of Quick Book as each version is only good for 4 years
- . Fixed assets: camera (of which location is not known), computer (10+ years old Dell laptop) – motion was made to zero out the two fixed assets. Current assets: retainer for ACC attorney
- . January 2010 Treasurer Report was accepted

Water Board Report:

- . Cemented single strand well with final clean up – looks like we have a good new well
- . \$300,000 original well loan but actually signed for \$200,000 loan using \$100,000 from POA
- . Trinity yielded good results
- . PGMS is the well servicer
- . We now get 100% of our water from Edwards Aquifer (Elliott Ranch) and currently pay Elliott Ranch approximately \$1,000 per month to access water but will no longer have to once our new well is up and running off of the Trinity Aquifer

Water Board Report (Cont'd):

. All residents will be assessed a surcharge of approximately \$18.54, on their water bills, which will assist in re-paying the \$200,000 loan on the well – a letter of explanation to all residents will follow

Architectural Committee Report:

- . Lot A60 : now out of ACC hand and the HOA board needs to take action - need to file as there's no record of judgement – never registered. Record in court records but not county. N. Smith agreed to find out what court the judgement was filed in. ACC and Treasurers record needs to include all penalties, fees....
- . HOA annual fees are \$180.00
- . Of the 125 lots in the subdivision, approximately 10% are behind in HOA dues; with the discussion of alternate ways and/or actions to be taken for collecting overdue accounts. Discussion included having HOA members discussing one on one with residents that are overdue with the final option of having to take legal action
- . N. Smith agreed to form a subcommittee to continue the discussion of ways to take action on overdue HOA fees
- . Current late fee is assessed at \$20.00 per quarter
- . Cost of a Resale Certificate is \$135.00

Roads and Infrastructure:

- . D. Cowan had a poster made and laminated of our development showing all lots and streets making for easy referencing
- . Road speed studies indicated that the main entrance road to our development was a problem. D. Cowan will continue to work with Hays County on this project
- . HOA annual discretionary spending is approximately \$14,000
- . Lot next to the well is valued at \$87,000 with an asking price of \$88,000 and if HOA is to choose to go forward on an offer, the HOA would need to determine how much money can be put down on the lot with the discussion of asking for the Water Board's help
- . HOA keeps a minimum of \$10,000 in the bank at all times and to purchase the lot next to the well would drain the HOA unless the Water Board contributed to the purchase
- . HOA is looking at March or April before moving forward on an offer or a Letter of Intent for the lot next to the well

New Business:

- . Saturday January 16, 2010 from 10 a.m. to noon – free shredding event at St. Albans Episcopal
- . Current Treasurer, N. Smith, to determine where documents (such as home plans...) are to be stored; currently they are stored in the garage of former Treasurer, P. Gravett, and occupy approximately 1 coat sized closet
- . Document storage topic included: the cost to store with Iron Mountain; which costs approximately \$10.00 - \$12.00 per month vs. the recording the documents in the C&R (Covenant and Rest.) vs. destroying the documents
- . Water Board Meeting to be held Tuesday 7p.m. at the Church of Christ on 967

Miscellaneous:

- . Treasurer to write checks for Christmas Lights Contest
- . P. Gravett chose to forfeit his \$25.00 winning
- . Since the first place winner of the Christmas Lights Contest is behind on his HOA dues, the HOA will write a letter to him to the effect of monies were applied toward overdue HOA dues

Next HOA meeting will be at 8:00 a.m. on Saturday, February 6, 2010 at Nelson Smith's home