

March 2010 Oak Forest Property Owners Association Homeowner's Meeting

Date: March 6, 2010

Start Time: 8:00 a.m.

Adjourn Time: 9:00 a.m.

Location: Nelson Smith's Home

Attendees: William McFerren, David Graham, Kelly Holden, Paul Holden, Nelson Smith, David Cowan, Rick Patty, Paul Gravett, Lilly Suitt, Phil Suitt

TOPICS:

February 2010 Minutes

. The February 2010 Minutes were approved. Secretary, Kelly Holden, will e-mail the minutes to Kathleen Lossau

Treasurer Report (Nelson Smith):

- . Broadway Bank was charging a \$10 - \$15 monthly service charge therefore the account was changed to a business checking account which has no service fee unless there are over 100 checks written per month, which will result in a \$0.35 per item fee
- . Fixed assets now at zero balance
- . Discussed the entrance sign at the back entrance of the neighborhood not being a fixed asset since it is not installed as the entrance sign at the front entrance is
- . To date, \$360.00 plus late fees have been received this year

Architectural Committee Report (Paul Holden):

- . Received one request and will be doing a neighborhood drive through this week

Roads and Infrastructure (David Cowan):

- . Continuing to move forward on discussion of neighborhood speeding issues

New Business:

- . Spring Fling remains scheduled for Sunday, May 16, 2010 and planning is in process
- . 3/9/10 Water Board Annual Meeting 7 p.m. at Church of Christ
- . William M. and Rick P. will work on posting message updates on the front entrance sign

Miscellaneous:

. Rick P. proposed making verbiage changes/clarifications to two areas of the Covenants, for Section Two, as follows:

2. Size and Specifications: proposing that Hardi-Plank not be restricted for use on minor features such as dormers, porch columns, fascia, etc., but will continue to preclude the use of Hardi-Plank as the primary component of the front or side exterior walls

6. Building Set-back Requirements and Front and Rear Building Lines: B. Front Building Line: proposing adding verbiage to include that small parking pads be allowed if approved by the ACC (These changes will continue to be discussed; final decision has not been concluded as of the March 2010 POA meeting)

CORRECTION TO JANUARY 2010 MINUTES "Water Board Report":

"\$300,000 original well loan but actually signed for \$200,000 loan using \$100,000 from POA" corrected to read: "\$300,000 original well loan but actually signed for \$200,000 loan using \$50,000 from the Oak Forest Water Supply Corp. and \$50,000 from the Oak Forest POA"

Next HOA meeting will be at 8:00 a.m. on Saturday, April 10, 2010 at Nelson Smith's home