

November 2009 Oak Forest Property Owners Association Homeowner's Meeting

Date: November 7, 2009

Start Time: 8:00 a.m.

Adjourn Time: 9:00 a.m.

Location: Nelson Smith's Home

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

TOPICS:

Elections of 2010 Officers:

President – Paul Gravett

Vice-President – David Graham

Treasurer – Nelson Smith

Secretary – Kelly Holden

Appointed 2010 Positions:

ACC Committee Chairman – Paul Holden

ACC Committee Member – Rick Patty

Message Board - William McFerren

Roads & Infrastructure – remains open w/ discussion of David Cowan being appointed

Newsletter – remains open w/ discussion of joining in w/ Ruby Ranch's Hays County Newsletter

Treasurer Report:

Paul Gravett, out-going Treasurer, reported \$521.77 in the savings account and \$7,818.32 in the checking account w/ expected addition to the checking account in 2010 with receipt of association dues.

October 2009 Annual Homeowners Meeting/Family Night Out:

(Spent slightly less than \$1700.00)

What made the 2009 meeting a success:

- 125 in attendance which represents between 50-55 lots (total of 123 lots in neighborhood; 12 of which are vacant, some of the total include double lots)
- Rented larger tent than in previous years
- BBQ – always a hit!
- Door prizes

- Fire truck being at the meeting
- Neighborhood protection personnel in attendance (ie. fire and police depts.)
- Bounce house for the children
- Having the event at The Smith's property

Ways to improve the 2010 meeting:

- More desserts - notification in advance
- Better advertising - in addition to placing notice in message board, consider notifying residents via flyer, phone call....
- Ice tea rather than bottled water
- Several industrial sized fans
- Include games such as basketball competitions and/or sport court games

New Business:

- . Noel Rodriguez did a great job as the Roads & Infrastructure Chairman – discussed \$100.00 gift certificate to Bordeaux's as an expression of appreciation
- . Write letter, on OFPOA stationary, listing new elected officers (President, Vice-President and Treasurer) for our new Treasurer, Nelson Smith, to take to our bank, Broadway Bank, in order to obtain new signature card (Kelly Holden, Secretary, will prepare letter for Nelson Smith this month)
- . PO Box is located at the post office located at 911 Manchaca. Rick Patty has the only key and checks the box weekly and distributes mail according to subject
- . Paul Gravett has purchased new letterhead and envelopes with windows for invoice mailing
- . Monthly meetings will continue to be held the 1st Saturday of the month at 8:00a.m. at Nelson Smith's home
- . New secretary, Kelly Holden, will e-mail all finalized monthly meeting minutes to Kathleen Lossau

Miscellaneous:

- . Roads & Infrastructure – position to include overseeing of neighborhood street lights, contracting for the mowing of right-of-ways and front entrance area
- . Message Board – suggestion to include birthdays. Nick Graham's 5th birthday was announced on message board the weekend of November 7th
- . There's a lot for sale next to the well for a cost of \$88,000 with discussion of the POA purchasing for placement of a pavilion; if monies are left after the construction of the well
- . Newsletter – discussion as to if Oak Forest should have their own newsletter or contribute to the newsletter for Hays County, written by a resident in Ruby Ranch
- . Treasurer obtain name, address, phone number, and e-mail address on all new folks

. Resale Certificates are needed on all home sales as needed by the title company, but not hold up Resale Certificate if homeowner is behind on water bill

Water Board:

- . Meets the 1st Tuesday of every month at the Church of Christ
- . Completed #2 well plugging
- . Well #1 still contains chlorine due to gravel being rinsed w/ chlorinated water
- . Old well due to be back on-line 11/7 or 11/8/09
- . Request for permit to build went out
- . Once 2nd well is drilled, will go through the permit process and this will be a public hearing
- . Single vs. double string is still pending – won't know until drillers get into the ground
- . Funding will be from a bank loan