

Oakwood Townhomes Board Meeting 2/3/14

The meeting was called to order at 6:05 PM. Eva Goodman, Jeff Hankins, Stephanie Garner, Terry Thigpen and John Litton from Century 21 were in attendance.

Old Business:

-Terry will contact David to discuss landscaping needs.

-Kristy Carpio has not caught up on her dues, so she has not been contacted about removing the stump.

-Foreclosures process has been initiated.

New Business:

- Reviewed painting bids and agreed that we should meet with Guaranteed Painting Company. We can pay from the reserve fund and replenish the amount in five years. Gutters were discussed again. We need to make sure that when we paint, we need to have gutters be replaced as soon as possible (6 months).

-Reviewed delinquencies

-We set our next Annual Meeting for 3/22 from 10-12:00pm. Terry will check for room availability at the Century 21 on University.

Action Items:

-John will contact the painting company to see if he can meet us on the property Sat. 2/8 at 9:00 AM if possible.

-Terry will talk with David: leaves are being blown towards the doors and building, the dirt isn't being watched to keep it off the building, turn off sprinklers for now?, trimming shrubs soon?

-Please check and make sure that the repairs were made to the roof on 4505. Jeff previously sent pictures in an email.

-We will watch the dumpsters to see if we overflow decreases during the next few months. If so, the overflow is a result of move out/move in and we need to request more frequent pick up during those months.

-Terry will talk to 4505 #10 about putting up a taller fence.

-John is still working on with Verizon about the green rectangular boxes behind the units- the cover is coming off at least one.

-Have someone check into the tree in the backyard 4509 #10 and see if it is diseased.

The meeting was adjourned at 7:15 pm.

<p>Future projects to keep in mind: Make a 5 and 10 year plan for repairs and budgeting</p> <p>Move P.O. lock boxes to side New fences for middle buildings Replace the perimeter fence behind 4517 Parking lot paint with larger spaces Parking lot repair Review rules and regulations including fines Sprinkler system: have checked once a year by professional irrigation specialist</p> <p>Plan to repaint in 7-10 years</p>	<p>To include in the next letter sent out to residents: New policy for delinquent HOA fees Don't wash your car Cigarette disposal Loud music Trash at the dumpster, construction trash and large items at the road Reminder for fire alarm in each bedroom</p>
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Things to remember: After exterior project talk about hiring someone to pick up trash
 -Terry will look into prices for a locked outgoing mailbox. The post office does not provide them. *When we are ready, I have an online catalog we can look at.*