

**Oakwood Townhomes Home Owners Association Annual Meeting Minutes
March 28, 2015**

- 1. The meeting was called to order at 10:15 AM**
- 2. Proof of meeting announcement was produced.**
- 3. A quorum was not established. Two owners were in attendance and six proxies were gathered. Owners in attendance were: Eva Goodman, Stephanie Garner
Terry Thigpen and Joey Condon from Century 21 were in attendance.**
- 4. Announcement of availability of voting list: No vote was required**
- 5. Announcement of distribution of annual statement**
- 6. The previous annual meeting minutes were reviewed and approved as presented. A motion was made and seconded (Eva Goodman, Stephanie Garner) to approve the minutes as read. The motion passed.**

7. Reports of officers and committees

Financial reports (Terry Thigpin, Century 21):

- 2014 financials were reviewed.
- Delinquencies and action on those were discussed.
- 2015 Proposed Budget was reviewed. A motion was made and seconded (Stephanie Garner, Eva Goodman) to approve the new budget. The motion passed.
- Terry Thigpen reviewed the sales from Jan. 2014-2015 and presented the current MLS numbers.
- Proof insurance was produced.

Improvements from last year:

- Repaired stucco on 4517, 4515, 4513
- Painted exterior
- Gutters replaced and soffits repaired
- New fence was constructed behind 4509 and 4511
- Trees overhanging buildings along the creek were trimmed
- Electrical repair for security and mailbox area lights

Future projects:

- Landscaping: Over the next year, the property will be cleaned up, irrigation system will be checked and repaired, and landscaping will be done to make the property look more uniform.
- We will be treating the fence on 4509, 4511, and the deck between 4513 and 4507
- Institute a parking permit system
- The Board will be considering revisions to the Rules and Regulations.
- The Board would like more owner participation through Board positions.

Future 5 year plan:

- Replace the roof
- Possibly replace the property line fence between Oakwood Townhomes and the neighboring houses
- Parking lot improvements

8. Appointment of voting inspectors: no quorum was established

9. Unfinished business: The gutters need to be checked by the company to make adjustments to prevent pooling.

10. New business: none

11. Election/Reinstatement of Officers and Board:

The current board (Eva Goodman and Stephanie Garner) agreed to stay on. A vote was taken and the nominees were approved. If you are interested in serving on the Board, please contact Century 21 (Terry Thigpen).

Quarterly board of directors meetings will be held:

- March 28th, June 8th, September 14th, December 7th
- Will be held at Century 21 or on site and announced on the webpage
- Owners not on the Board who want to attend must RSVP

12. Other business

Website: Announcements will be posted here. Dues can be paid online for a charge or payment coupons can be printed. All HOA documents are posted and a place to report maintenance/violations is available. [www.http://c21bcshoa.com/](http://c21bcshoa.com/)

13. Adjournment

Motion was made to adjourn (Eva Goodman, Stephanie Garner). The meeting was adjourned at 11:09 AM.