

**Oakwood Townhomes Home Owners Association Annual Meeting Minutes
March 5, 2016**

- 1. The meeting was called to order at 10:03 AM**
- 2. Proof of meeting announcement was produced.**
- 3. A quorum was not established. Five owners were in attendance and four proxies were gathered. Owners in attendance were: Eva Goodman, Stephanie Garner, Rita Pouliotte, Darlene Tuleen and Elham Tabei. Terry Thigpin and Bob Walker from Century 21 were in attendance.**
- 4. The previous annual meeting minutes were reviewed and approved as presented. A motion was made and seconded (Darleen Tuleen, Rita Pouliotte) to approve the minutes as read. The motion passed.**

5. Financial reports (Terry Thigpin, Century 21):

- 2015 financials were reviewed.
- Delinquencies and action on those was discussed.
- 2016 Proposed Budget was reviewed. A motion was made and seconded (Eva Goodman, Darlene Tuleen) to approve the new budget. The motion passed.
- Bob Walker reviewed the sales from Jan. 2015-2016 and presented the current MLS numbers.
- Proof insurance was produced.

6. Maintenance Issues

Improvements from last year:

- New fence stained/treated
- Landscape improvements

Future projects:

- Landscaping: Complete the landscaping plans to make the property look more uniform and well kept.
- The Board will be considering revisions to the Rules and Regulations.
- The Board would like more owner participation through Board positions.

Future maintenance:

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

7. Election/Reinstatement of Officers and Board:

The current board (Eva Goodman and Stephanie Garner) agreed to stay on. Rita Pouliotte was nominated to join the board. 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 5th, June 21st, September 20th, January 17th
- 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

8. Old business: none

9. New business:

- Concern was expressed that there has been mold etc. piling up at 4509#7, as well as the concern that mold may be growing since there is no HVAC running. Bob Walker will be contacting the owner.
- Erosion of the creek behind 4505 was discussed. The city has been contacted and a survey may be completed in order to see how much of the creek is the property of Oakwood Townhomes.
- 2015 Landscaping Proposal from Agscape was presented to the owners and further actions on the Priorities for the complex will be discussed at the HOA board meeting.

10. Adjournment

Motion was made to adjourn (Darlene Tuleen, Stephanie Garner). The meeting was adjourned at 11:08 AM.

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/)

Oakwood Townhomes Board Meeting 3/5/16

The meeting was called to order at 11:14 AM. Eva Goodman, Stephanie Garner, Rita Pouliotte, Terry Thigpen and Bob Walker were in attendance.

Old business

Ways to prevent erosion along the creek were discussed. Conversation with the city will continue and someone to check the foundation for 4507 #2 will be hired to make sure it is stable.

The Dish between 4517 – 4515 will be grandfathered in because there is not another option for it to function (south sky).

New business

Questions about fertilizing and pesticide were discussed.

Terry will contact Agscapes and the other vendor to make sure they are on the same schedule.

Priorities for landscaping this year was discussed. Priorities 4, 7, 8, 9 and the extension of the downspout drainage will be completed this year. Bob Walker will contact the company with this information.

Management will do a walk through (front and back) once a month to check for building issues (stucco, decks)-doggie stations.

Discussed revising the rules and regulations regarding children playing in the parking lot.

Bob will send letters to the owners regarding their tenants.

A letter will be drafted with the lawyer to send to every owner regarding children not playing in the parking lot.

Meeting adjourned at 12:06 PM.