

Oakwood Townhomes Board Meeting 02/13/18

The meeting was called to order at 5:40 pm. Eva Goodman, Rita Pouliotte, Stephanie Garner, Terry Thigpen and Sam Vernon were in attendance.

Sam Vernon reviewed the meeting he, Jayson Barfknecht, Public Utilities Director, Robert Willis, Streets and Drainage and Terry Thigpen had with the city concerning the erosion issue. It seems the city did not realize that they did not have an adequate channel for drainage from the box culvert at the street. They are looking into an adequate channel, possibly contributing to the building out the bank and building the wall. The pros and cons of involving the city were discussed. The Board decided to go ahead and pursue the possible contribution from the city. While we are waiting on the city, we will go ahead and address the drainage issue in the corner of 4507 and 4513 and replace the roofs. Sam will be able to get bids on corner project hopefully by the middle of March.

The 2018 Financial Report was reviewed. The timing of taking out the loan was discussed. Terry will talk to the bank about our options.

No new business.

The meeting was adjourned at 6:45 pm.

January 30th, 2018 Meeting:

Members present

Jayson Barfknecht, PhD, P.E. - Public Utilities Director

Robert Willis - Streets and Drainage

Terry Thigpen

Sam Vernon

Discussion items

1. This segment of creek is in the Freese & Nichols study area
2. Oakwood plat shows a 40' drainage easement split along the back line. Adjacent plat did not dedicate an easement
3. City would like access to the creek.
4. City realizes that there is a lot of water that comes under Carters Creek and section of the creek/drainage easement is too narrow to maintain

City's request

1. Delineate drainage area and calculate flow.
2. Design a cross section that will convey the flow.
3. Meet with City to discuss findings.
4. Conduct boundary survey that will tie in the centerline of the creek to the rear boundary line.

PROS

- City may participate up to 50% of construction and engineering
- Depending upon the wording of the election ballot, any savings may be used to add handrails or additional landscaping
- City will maintain the wall and drainage easement
- City will provide inspection services
- Possible regain some property behind the units
- Possibly less liability on Oakwood HOA for SWPPP or other environmental issues

CONS

- Additional time
- May only want to construct gabion baskets; any upgrades may be the responsibility of the HOA
Example: City is willing to pay half of the cost. Gravity wall is \$300k. Gabion wall is \$250k. City would pay \$125k so HOA will have to pay \$175k for their half plus upgrade
- HOA will have to dedicate 10' of easement
- Most probably have to be bid out as a capital project - we pay the city
- May want to improve both sides of the channel