

Minutes of Old Oaks Homeowner's Association Annual Meeting: December 7, 2013

The annual meeting of the Old Oaks Condominium Owners Association was called to order on December 7, 2013 at 11:31 a.m. The following were those present for the meeting or signed a proxy:

Present for the Meeting (11)

#4 Krisdon Riley
#7 Matt Solom
#11 Melba Ripple
#13 James Johnson
#20 Karen Quattlebaum
#22 Elizabeth Greig
#23 Keith Bouis
#25 Charles Haddick
#27 Debbie Fiske
#28 Anna Sprouse
#32 Royce Watson

Proxy (6)

#2 Karla Robinson
#12 Fred & Rhonda Williams Nieman
#14 Andrew Mitchell
#15 Helen Jennings
#18 Don & Rosemary Curl
#26 Helen Parsons

President's Report:

Matt greeted our owners who took time to attend the annual meeting and because of them, we had a quorum and an Official Annual Meeting was held. Terry Thigpin and John Litton were present as representatives for Century 21. Anna read the minutes from the January 2013 Annual Meeting and they were accepted. All owners who attended received an overview of the monthly expenses for our complex.

New Business:

- A. **Northern Fence Repair** – The northern fence was repaired which separates us from the Briar Oaks homes. During repair, a Briar Oaks resident became agitated and threatened to shoot the fence worker. For the purposes of personal safety, please avoid antagonizing our northern neighbors.
- B. **The Big Event** – On March 23rd, we hosted a group for the Big Event. Students and board members assisted with clean up and brush trimming around the whole complex. A couple of months later, board members took the time to stripe parking spaces on weekends and have managed to get the center spots of the main lot re-striped.
- C. **Tree Removals** – More than a dozen dead and dying trees had to be removed this past year. New trees were planted to replace the spaces of those removed. The cost for tree removal was more than \$3,500 all told.
- D. **Termite Warranty** – For a number of years, we have had a termite warranty with RP Lee Pest Control, which has an annual contract fee. While managed by Equity, the termite warranty went unpaid which left us an unexpected \$2,273.25 payment for the warranty. Despite explicit instructions to renew the contract, Equity failed to send out the checks. Making this determination was difficult, as we have not received the majority of our records

from Equity. At this point, we are operating under the assumption that the records have been destroyed.

- E. **Maintenance Issues** – Although thousands of dollars have been spent on repairing leaking roofs and rotten siding in the past, it continues to be a problem. With the consideration of hardie-plank siding, a survey was sent out to all owners for options on how to proceed with siding repairs. Of the 20 responses received, 13 supported the hardie-plank siding. The rest were split between residing with plywood and with no residing at all.
- F. **Raise of monthly dues** – As a result of our increased expenses this past year, we had to raise our monthly dues for the first time in many years—from \$120/month to \$132/month.
- G. **BBQ Pits** – Bryan City ordinance requires barbeques to be operated at least 10 feet away from the structures. The insurance companies are requiring us to recognize those laws.
- H. **Units #21 and #23** – The City of Bryan has determined that the structures/back decks need to be removed or there will be dire consequences.
- I. **Drainage Issues** – The creek rises due to high levels of rain causing drainage issues in the courtyard.
- J. **Parking** – Owners are to use their assigned parking spots for parking.
- K. **Officer Elections** – Matt was re-elected as President. Karen, Anna and Elizabeth remain on the board.

Meeting adjourned at 12:47 pm

Minutes prepared by Anna Sprouse