

**OLD OAKS CONDOMINIUM OWNERS ASSOCIATION**  
**Board Meeting**  
**May 19, 2015**

The meeting was held at BVP Management/Century 21 office, 903S. Texas Ave., College Station, TX. The meeting was called to order by Matt Solom at 5:45p.m. In attendance were Matt Solom, Karen Quattlebaum, Anna Sprouse, Elizabeth Greig, Doris Price and Joey Condon.

Minutes from meeting held on February 3, 2015 were reviewed and approved.

**Old Business:**

- A. **Roof Replacement:** Other than units 21-28 and 11-14, all roofs on every unit needs to be replaced. It was suggested to file an insurance claim for roofing repairs since OOCOA is currently out of 3 year claim hold.
- B. **Unit #11:** French door is leaking from outside of unit and is in need of repair. Melba called JDB Contracting (homebuilder whom rebuilt units 11-14) and they came out to fix leak even though warranty had expired.
- C. **Unit #5:** Roof leaking and is currently on the market.
- D. **Unit #23:** Mr. Bouis requesting ramp coming out of his home, which original plans were previously approved by the Board in 2011. The Board approved and Mr. Bouis didn't approve of where ramps were going to be so he filed complaint with TWC/Civil Rights Division. Complaint was dismissed without cause. Ramps are now in place where the Board originally approved ramp location and Mr. Bouis has been told that the ramps must be removed when he or his estate sell the unit.
- E. **Unit #19:** Rain barrel in back of her unit has lots of water which is a breeding ground for mosquitos. Plants have yet to be cleared from the common area. Joey is currently awaiting response from attorney and so far no response via email/phone.
- F. **Re-Striping Parking Lot:** Parking lot was re-striped during the Big Event with striping machine provided by Century 21.
- G. **Steps:** Steps were added in front of units 1-2 free of charge by Doris Price's church group.
- H. **Unit #21:** Demand letter will be sent by Cassie for late payments.
- I. **United Roofing Warranty:** Warranty information is needed from United Roofing for roof replacement in 2010 on units 21- 28 for our records in case of future leaks/problems.

**New Business:**

- A. **Increase in HOA Dues:** Due to the enormous maintenance issues within the complex, a 10% increase will go into effect on August 1, 2014. Monthly dues will go from \$132/mo. to \$145/mo. Letters will be mailed out to all residents.
- B. **Loan Qualification Progress:** Logistics of the loan are still in the works.
- C. **Roofing:** Bid from roofing company has since expired, need to resubmit for a new bid. Awaiting on final report , which is a repair and not a replace, due to deductible.

- D. Siding:** Currently have bid submitted for \$250,000 which is still active.
- E. Dumpster Area:** The dirt underneath the concrete area by dumpster has washed out causing concrete area to cave in. Joey received bid to repair 6x12x6 concrete area for \$875. Concrete will have a back wall to keep dirt from washing out from under. Bid for fence repair is \$150.
- F. Unit #19:** Joey will be sending a final notice to have plants removed by 7/1/15.
- G. Cash Flow Report Jan – May:** Currently, there is \$4,000 in Operating Account and escrowing \$100/mo. to Reserve account. Reserve Account currently has \$26,000. Legal fees are being reimbursed as they are paid.
- H. Sinkhole:** Trench area between Old Oaks & Oakwood has closed up and needs to be trenched again.
- I. Parking Stickers:** Not all residents have parking stickers. When increase letters are mailed out, Joey will include reminder for residents to pick up parking stickers.
- J. Overhangs on units 1 – 2:** The overhangs in front of units 1 & 2 are hanging at an angle. Joey will get someone to look at it and advise on pricing.
- K. Next Meeting:** Next meeting is scheduled for September 15, 2015 at 5:30 p.m.

Meeting adjourned at 7:11 p.m.

Minutes prepared by Anna Sprouse