

Minutes of the Oakhaven Community Association

Meeting Held:

December 9, 2017

Brazos Valley Property Management Offices
903 S. Texas Ave., College Station, Texas

Members Present: Jo Schroeter
Ric Clark
Patty Iuen
Blake Reeves
Terry Thigpin

Next meeting: TBA (January 2018)

Meeting was called to order at 1:10 PM

Discussions

- I. Year-to-Date Financial Report was reviewed
 - Repair expenditures were discussed
 - Delinquencies totaling \$1,550.00 were noted
 - *This amount does not include funds not yet 3 months past due
 - Year-to-Date Cash reserves (\$12,826.86) and Operating accounts (\$9,094.52) were reviewed

- II. Ongoing Community Maintenance and Appearance Issues
 - It was agreed that the current method of yearly exterior maintenance (sporadic siding replacement/painting) has proved insufficient and resulted in an inconsistent unpleasing appearance that may ultimately affect property values and roof replacement is also needed
 - Bids for these renovations were discussed
 - The board identified some options to raise these funds including:
 - A: A one-time special assessment (No Bank Loan)
 - B: A smaller special assessment and an increase in monthly HOA dues (Bank loan required)

- III. Ongoing issues with water damage to unit 2801

- IV. Other New Business
 - It was reported that some owners are allowing their dogs to roam the property unleashed resulting in uncollected dog piles
 - Barking dogs were also discussed
 - Owners will be asked to remedy these issued by letter from the management company
 - A fee schedule will be developed to levy fines for continued occurrences
 - The following amendments to the bylaws were discussed
 - No owner should rent his home for weekends only
 - No owner should own more than 10% of the units

- V. A community wide meeting will be scheduled for January or February, 2018 to continue discuss these matters.

Meeting was adjourned at 3:10 PM