

Old Oaks Condominium Owners Association

March 24, 2021

Board Meeting Notes

6:02 to 8:25

Roll Call: Ms. Myers (Beal) Ms. Quattlebaum (President) Ms. Menn (Vice President) Ms. Shudell (Secretary) Mr. Solom (Board Member)

Beal Financial Report: Cash flow review 1-1-21 to 3-24-21

From 1/1/21 to date - Dues collected \$19,828.10 – expenses \$15,672.70 = Net income of \$4,155.40

Loan was taken out on 10-21-16 for \$235,692 and amount of money still due on loan is \$189,873.

Paid off \$45,819 in 4 years.

**Management Report**

Maintenance Reports – New ability to track requests and their status.

Violations Report – certified letters sent out, will be charged to homeowners.

Delinquency Status on HOA dues: Board approved contacting two owners.

Review Bids – see below.

**Unfinished Business**

Financial Concerns

*Insurance* bids (3): Farmers (\$25,060 to \$27,466), Dexter (\$28,000), Current \$18,184  
Will keep current contract from December and note rising costs.

*Utility* budget set at \$12,500

Request utility committee to investigate cost saving options and report to board.

*Tax Returns* in Board files. Interest and penalty assessed due to unusual tax return.

Pipe, Erosion issue, French Drains

*Pipe*

-Send second notice to originator of pipe under our fence.

-Ask City of Bryan to confirm type of drainage easement in area. Either infrastructure or overland drainage easement.

*Erosion Issue*

-Erosion issue at side of unit #1. Bid needed for additional black fabric to be added with stones added on top. (Request bid from Lawn Stars.)

*French Drains*- 3 bids: Excel, Lawn Stars, TGC. (TGC will correct bid.)

-Particular concerns -French Drain not needed on #1 just an adapter and direct water into drainage area between #1 and Oakwood.

#4 and #6 are straight forward french drains.

#8 and #10 if directed towards the creek will end up in the drainage culvert.

-Beal consult contractors regarding gutter at #8 and #10 and get their opinion.

-Beal will get bids for PVC and buried 2 feet with soil cover.

Maintenance Work

-*Power Washing* – Due to lack of water & power near 15, 16, 17 and #30 & #32, board approved Chad's power washing for units 17-22 for \$400. Negotiate for 30/32.

-Board volunteers will finish up the other spots in the complex.

-*Ramp bids* - board will review 3 bids and get back to Beal

-*Access Stairs at unit #21* (2 bids from Capital Constr. Serv. and The Clean Up Crew)

Beal will review scope and get corrected bids. The stairs currently exist & access is needed. Unit #21 porch returned to original condition.

## New Business

### Financial Concerns

- Budget for 2021* – Board will review proposed budget submitted by Beal.
- Accountant Fees* – Request Beal fill out AP-206 with TX comptroller so that we will no longer have to fill out TX Franchise tax form. (Due 6-15-21 this year.) (Articles of Incorporation needed to fill out the form.)
- Review Landscape Maintenance Budget* & Request a landscape committee
  - No more fertilizer authorized
  - Tree Trimming bid requested for diseased tree behind #23
  - Poop bags/station – need poop bags (purchased in December)
  - Reviewed placement of planter boxes

Loan concerns – Renegotiate loan in April 2022. Beal recommended process start January' 22.

### Review Costs/Work of Cold weather event ~ \$457.87 + water

- Mr. Fry cut boardwalk at #1/2 -\$50
- The Clean Up Crew covered pipes for 1 hour - \$215
- Twin City Plumbing worked on pipe at 24/25 -\$160
- Reimburse board member for foam/tape - \$32.87
- BTU bill will be higher for water used
- Electric pipe heaters were returned for full refund. (Not used. ~\$195)

### Paper work/maintenance

- Unit #1 and #2 reminded water was shut off and their hot water tank maybe compromised if still plugged in.
- FYI Squirrel died from exposed wires on Suddenlink pole near #14/15. Box still open at #24-28.
- Rules and regulations – Update
  - Grills must be stored 10 feet away from any building.
  - Remove obsolete parking sticker rule.
  - Open container (that mosquitoes can access) are prohibited by City code.
- #21 back deck to be cut back.
- #30 request letter stating owner, or their heirs, are responsible for repairs to porch from fire in 2020.
- Annual Meeting – considering annual letter and packet due to pandemic.
- Request planter map be shared on website.

**Next meeting set for July 21 @ 6 pm**