

**Oakwood Townhomes Home Owners Association Annual Meeting Minutes
January 11, 2020**

1. **The meeting was called to order at 1:01 PM**
2. **Roll call**
3. **Proof of meeting announcement was produced.** Eight owners were in attendance and three proxies were gathered. Owners in attendance were: Eva Goodman, Stephanie Garner, Rita Pouliotte, Jenna and John Overacker, Vincent Hyney, Jim Jamison and Douglas Jacobs. Three proxies were produced.
4. **The previous annual meeting minutes were reviewed and approved as presented.** A motion was made and seconded (Eva Goodman, Douglas Jacob) to approve the minutes as read. The motion passed.
5. **Financial reports (Terry Thigpin, BVPM)**
2019 financials were reviewed, delinquent dues,
6. **2020 Proposed Budget was reviewed.** A motion was made and seconded to approve the new budget (Eva Goodman, Rita Pouliotte). The motion passed.
7. **Toni Myers (BVPM) reviewed the sales from Jan. 2019 and presented the current MLS numbers.**
8. **Proof insurance was produced.**
9. **Election/Reinstatement of Board Members:**
 - a. Eva Goodman and Rita Pouliotte agreed to stay on. Stephanie Garner, current secretary, is resigning after serving 9 years. Vincent Hyney and Jenna Overacker joined the board. A vote was not taken. There was no quorum. If you are interested in serving on the Board, please contact Century 21 (Terry Thigpin).
 - b. **Quarterly** Board of Director meetings will be held at 5:30 pm at Century 21 unless otherwise posted: March 2nd, June 3rd, September 7th, December 9th
 - c. Owners not on the Board who want to attend must RSVP
10. **Old business:** The wall was built and completed. A fence was constructed to prevent accidental falls off the wall and end gates to prevent vehicles from driving behind the buildings. The decks that were taken down to complete the wall were rebuilt.
Foundation was leveled on Building 4507.
We removed trees that were causing/involved with the wall construction. BVPM met with the Elements Apartments to discuss leaning trees on the other side of the creek. They said they will take care of the trees on the other side of the creek that would cause damage on our property if they fell.

The roofs were replaced last year.

A leak in the parking lot was repaired. When it gets warmer, the board will repair the concrete in several places in the parking lot and consider putting in a drainage flume to redirect some of the water during heavy rains.
11. **New business:** The parking lot will be restriped and repaired when weather permits. BVPM said that once the numbers are legible, the towing company can remove cars parked inappropriately. Owners may call the number on the towing sign at the entrances of the parking lot.

Owners can report maintenance requests through the portal. Non-owners may call BVPM to report maintenance concerns. Contact information posted at the mailboxes.

The fence dividing Oakwood Townhomes and the neighborhood is maintained by the complex. The fence is falling down in one section that will need to be replaced.

We may need to do tree trimming in the Spring around the cable/telephone lines behind 4515-4517. Please report tree concerns to BVPM.
Landscaping improvements may be considered in the new year starting with 4515-4517.

Light outside 4509 does not work consistently. BVPM will contact city.

Mr. Jacobs inquired about lights on the along the buildings by the creek. BVPM will get estimates for the Board to consider.

BVPM spoke with the Post Office about mail boxes being left open. After investigation, it seems some of the locks are bent. It is the owner's responsibility to maintain the lock on their own mailbox.

Locked outbox was previously considered and owners requested that it be looked at again. BVPM will research reasonable options and forward the results to the Board for approval.

12. Adjournment

Motion to adjourn was made (Eva Goodman, Stephanie Garner). The meeting was adjourned at 1:55 PM.