**Oakwood Townhomes Home Owners Association Annual Meeting Minutes**

**January 19, 2019**

1. **The meeting was called to order at 10:10 AM**
2. **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, Brennan Lytle, Gabriela Flores-Foxworth, Douglas Jacob, Coy Batson and Jim Jamison. Terry Thigpin from Century 21 was in attendance. Proxies were sent by Darlene Tuleen and Douglas Rogers appointing Eva Goodman and Maggi Lytle appointing Brennen Lytle.
3. **The previous annual meeting minutes were reviewed and approved as presented.** A motion was made and seconded (Coy Batson, Douglas Jacob) to approve the minutes as read. The motion passed.

**4. President’s report 2018**

Eva Goodman reported on the activity from 2018. Work has been started on the wall. New roofs have been completed in March 2018. Some drainage improvements have been made to direct the water to the creek to avoid standing water. Terry Thigpen reviewed the history of the decision to build the wall along the creek and the process leading up to starting the construction.

**5. Financial reports (Terry Thigpin, Century 21):**

* 2018 financials were reviewed.
* Delinquent Dues, 2018 sales report
* 2019 Proposed Budget was reviewed. A motion was made and seconded to approve the new budget (Coy Batson, Rita Pouliotte). The motion passed.
* Terry Thigpin reviewed the sales from Jan. 2018 and presented the current MLS numbers.
* Proof insurance was produced.

**6. Maintenance Issues, Creek Erosion, Drainage, Decks and Fences**

Monthly walk throughs will be done around the property to identify maintenance issues and tackle them one building at a time starting with 4517.

**Decks and Fences**

There was discussion about the decks and fences that need to be replaced after the completion of the wall along the creek. More input will be gathered before a decision is made. The Decision on deck replacement, deck size, etc. will be reviewed/decided after completion of the wall.

***Possible* future projects to be considered after the completion of the wall:**

* Parking Lot restriping
* Landscaping/sprinkler system

**7. Oakwood HOA issues with bulk trash and dumpster use**

Bulky trash pick up is on Fridays. Please put your bulky trash in the designated area at the road on Thursday evening if at all possible.

**8. Election/Reinstatement of Board Members:**

The current board (Eva Goodman, Jim Jamison, Angela Windham, Rita Pouliotte and Stephanie Garner) agreed to stay on. A vote was not taken. There was no quorum. If you are interested in serving on the Board, please contact Century 21 (Terry Thigpen).

**Quarterly** board of directors meetings will be held at 5:15 at Century 21 unless otherwise posted:

March 4th, August 5th, November 14th, December 4th

Will be held at Century 21or on site and announced on the webpage

Owners not on the Board who want to attend must RSVP

**9. Old business:** none

**10. New business:** An owner requested we consider cameras in the parking lot after recent car

break-ins and a postal theft. The board will get information on costs and process that would be involved.

A locked outgoing mailbox will be purchased for the complex.

**11. Adjournment**

Motion was made to adjourn (Stephanie Garner, Coy Batson). The meeting was adjourned at 11:57 AM.

**Website**: Announcements will be posted here. Dues can be paid online for a charge or payment coupons can be printed. All HOA documents are posted and a place to report maintenance/violations is available. www.http://c21bcshoa.com/