

## **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)

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### **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**