

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Board Meeting
March 2, 2017

The meeting was called to order by Matt Solom at 5:35 pm. President Matt Solom, Secretary Karen Quattlebaum, and member at large Mike Lindo. Terry Thigpin & Bob Walker were in attendance for Century 21/BVPM.

Old Business:

- A. **Siding Project** – Project was finished in January 2017. Several concerns need to be addressed (window trim on #7, #6 condensation pipe, #5 hot water relief valve, overhangs on roofs for #31 & 32, light broken on side of #18)
- B. **sinkhole** – Bob Walker presented what he has worked on with the Oakwood Board & an engineering firm. Bottom line – Oakwood needs Old Oaks' access (behind units 1-10) to fix their drainage problem. A 50/50 cost split was proposed by Oakwood to fix sinkhole behind unit #1 & #2. Terry will be going to meet with the lawyer to talk liability for Oakwood & their drainage issues.
- C. **Leaking issues – 11 - 14** – The 4 new units are having issues with water getting in at the French doors (different from all other units in complex). It was suggested to put up awnings as all other fixes have not worked. If awnings are installed – they need to be uniform & the same for all 4 units. Also, this will be an owner's expense – not HOA.
- D. **#21** – the co-owner (mother) of the unit came in & paid the account current (over \$1200.). However, Julie (#21) is still bringing junk into the complex & putting it in the bulky trash area.
- E. **The Big Event** – We will have a crew of 10-15 students come out to do work for us 3/25. Due to the information on the sinkhole – we will have them focus on the area behind 1-10, over by the dumpster & the other parking area by 29-32. BVPM will provide box lunches for the students.

New Business:

- A. **Doggie waste bags**: the bags are rotted/mildewed
- B. **dumpster**: the top rail is significantly bent; Need to contact COB to see if we can get a new dumpster – and maybe one with side access as the current one is very heavy/hard to open the top flaps.
- C. **Drooping power line**: the power line going from the back part of the parking lot to the front by #28 is drooping significantly. If a tall truck came through – it would catch on it.
- D. **Light sensor out**: light sensor of light by mailbox is malfunctioning – as the light stays on all day.
- E. **Annual meeting**: To be scheduled for late April at the Century 21 sales office on University

Meeting adjourned at 7:45 pm

Minutes prepared by Karen Quattlebaum

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION

Board Meeting

July 31, 2017

The meeting was called to order by Matt Solom at 6:00pm. President Matt Solom, Secretary Karen Quattlebaum, and member at large Mike Lindo. Terry Thigpin was in attendance for Century 21/BVPM. Owner Mary Bock (#1) was also in attendance.

Agenda Items:

- A. **Financials** – \$20,000 total available (\$5618. In reserve account at end of June. No owner delinquent more than 2 months
- B. **Sales info:** 2 units have sold recently in the ~\$70,000 range. Both sold units were 2 story units
- C. **Awnings/Patio Covers (11-14)** Cleanup Crew bid – 2 options – metal corrugated or roof similar to other overhangs with shingles. Board votes to go with Metal awnings ~\$650/awning (\$487. Owner/\$163 HOA with a 75/25 split)
- D. **Erosion/Sinkhole** – No work to be done until Fall 2017. Possibly putting gambion bags in sinkhole. Oakwood has no idea on cost at the moment, but will be getting financing. Mary Bock was relieved to hear we were going to fix the erosion
- E. **Driveway repair** –the significant damage to the driveway needs to be replaced. We have a bid to do it all for ~\$3,000. – we need to do it all now.
- F. **Signage for Complex** – Signs to indicate where units are (29-32 left, 1-28 right). Also, we will also look into a map/diagram of the complex – similar to the mailbox area that was originally in front of #19. Bulletin board & lights.
- G. **The Black car in parking lot** – has not moved, will put tag on vehicle.
- H. **Dryer vent #8** – have to check & see if it is hooked up correctly
- I. **\$25,000 check from Super Siding** – did we deposit the check to cover issues from install
- J. **Tree in front of #20 (window) & one between 26/27** – tree guy says both need to come out – waiting until 2018 to consider the removal.
- K. **Dumpster** – contact COB & see about getting new dumpster – back top rail is bent. Also, side opening would be better.
- L. **Water behind 1-10** - Look into possibility of water/spigot behind 1-10 for watering purposes.

Meeting adjourned at 7:45 pm

Minutes prepared by Karen Quattlebaum