

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION

Board Meeting

March 1, 2018

The meeting was called to order by Matt Solom at 6:23pm. President Matt Solom, Secretary Karen Quattlebaum, and member at large Mike Lindo. Toni Myers & Terry Thigpen were in attendance for Century 21/BVPM.

Agenda Items:

- A. **Reading of previous meeting minutes** – Read & accepted.
- B. **Financials** – \$10,074. In reserve account at end of January. No owner delinquent more than 2 months. #13 has been turned over to the lawyer. #21 is denying they did the damage and refusing to pay the fine as well.
- C. **Erosion/Sinkhole** – Terry will go out Friday & check the sinkhole area. The sinkhole has gone past the fencing. City of Bryan contacted Oakwood and indicated they may pay up to \$100,000 towards fixing the drainage issue. This could possibly delay the construction by 3 months.
- D. **Super Siding** – There are still issues that need to be address – the trim around Matt's (#7) windows on the back of his unit. The vapor barrier in his attic is not complete as it should be.
- E. **Pest Control Issues** – We need to have the pest guy come out & look at 18-20 & get a plan of attack formulated. #19 has contacted Terry – and Bob and Joe went out to try & talk to her (#19) on Monday & Tuesday (and were unsuccessful).
- F. **Big Event** – The Big Event will be sending out about 24 A&M Students to work on clearing leaves, re-striping the parking lot & working on getting a clear sight line from the main parking lot to the one over by 29-32.
- G. **Awnings 11 -14** – We need to get a letter out to the owners of 11-14 about reimbursing part of the cost of the awnings since the owners @ the time of the rebuild after the fire requested French doors instead of sliding doors. (\$920.13/per awning – 75/25 owner/HOA split); also the gentleman who was to re-seal the French Doors has not contacted Mike (or any of the other owners): per Toni he has Mike's number – but has not called.
- H. **Resident issues** – #27 wants the HOA to fix her phone problem – this issue popped up after she had her flooring replaced. This is not an HOA issue.
- I. **Walkway maintenance**– need to look into sealing and/or power washing the walkways. Maybe check in to deck coverings? (DeckOver, etc) or the non-wood option for replacement (Trex)
- J. **Community map/Bulletin Board** – the board received the proposal for the construction of the Bulletin board from The Clean Up Crew for \$1807.78. The bid was voted on & approved.
- K. **Schedule Annual Meeting** – the Annual Meeting is scheduled for April 5 at 6pm at the BVPM offices on Texas.
- L. **New Business** – Terry informed the board that BVPM had changed Landscape companies.

Meeting adjourned at 8:04 pm

Minutes prepared by Karen Quattlebaum

Minutes of Old Oaks Homeowner's Association Annual Meeting: April 5, 2018

The annual meeting of the Old Oaks Condominium Owners Association was held at BVPM Office, 903 S. Texas Ave, College Station, TX. The meeting was called to order by Matt Solom at 6:10 p.m. The following were those present for the meeting or signed a proxy:

Present for the Meeting (10)

#01 Mary Bock
#03 Helen Menn
#04 Riley Austin
#07 Matt Solom (President)
#11 Melba Ripple
#12 Mike Lindo
#20 Karen Quattlebaum (Vice President)
#27 Debbie Fiske
#28 Sidney & Joann Bouse
#32 Royce Watson

Proxy (5)

#02 Karla Robinson
#14 Jeanne Mitchell
#15 Dale Jennings
#24 Yuvan Olsen
#25 Chuck Haddick

Toni Myers and Terry Thigpin with Century 21 were also present for the meeting.

A Quorum was present, so the Board was able to have the Annual Meeting. The previous Annual Meeting Minutes were read & accepted. Matt began with a brief overview of events since the last Annual Meeting:

-Roofing discussion – the damage caused by the hail storm of March 2018 was discussed; we are having an Insurance Inspector to come out & assess the damage caused

- Currently the sinking fund has \$11, 453.60 as of the end of March 2018. .

- Erosion is a big issue behind unit #1 – but this will be worked on as Oakwood is working on their issue, the hole behind #1 will be filled in. The material that will be used will prevent further erosion.

- Board members along with volunteers from the Big Event participated in a clean up around the complex. Brush was trimmed back as well as re-striping most of the parking lot. Thanks to all workers and organizers of the Big Event for all their service.

- Now that the roofing & siding is done, we're looking at replacing the aging walkways. The ultimate goal is to replace the walkways with a non-wood product. Resurfacing products were investigated – but reviews were horrible.

- we were able to fix the broken concrete part of the driveway at the front of the complex

- we are erecting a bulletin board structure in front of #19 (where the mailboxes were previously); this will house a map of the complex; We are also going to add the street address (3923) to the front of the complex sign on Old Oaks

- finances are in good standing; only have 2 owners delinquent. Changed insurance companies;
- budget for 2018 was discussed; the extra cost in the 2017 budget was due to the awnings put up for 11-14 & ceiling repairs for #20 & #21; The budget for FY2018 was approved;
- one unit (#12) is currently on the market \$107,000., and #27 will be on the market shortly;
- need to look in to pulling a tree stump out over by 29-32 (part of debris removed by Big Event crew in 2017); we've changed landscape companies.
- One of the owners got up & discussed a certain resident who they believe are doing something illegal; The owner has stopped several vehicles confronting the visitors & the certain resident – who has denied anything;
- the board is looking into replacing the railroad ties on the side of #10 (they are rotting & some have disappeared); one bid received is ~\$5,300. Toni will see if she can get additional bids;
- Melba (#11) indicated there are several walkway boards that are in very bad shape;
- Joann Bouse (#28) was nominated to the HOA board

Meeting Adjourned: 7:20 p.m.

Minutes prepared by Karen Quattlebaum

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION

Board Meeting

August 2, 2018

The meeting was called to order by Matt Solom at 6:15pm. President Matt Solom, Secretary Karen Quattlebaum, and members at large Mike Lindo, JoAnn Bouse and Elizabeth Grieg. Toni Myers & Terry Thigpen were in attendance for Century 21/BVPM.

Agenda Items:

- A. **Reading of previous meeting minutes** – Read & accepted.
- B. **Board Member resignation** – the Board accepted Mike Lindo's resignation from the board as he sold his unit & moved.
- C. **Financials** – \$93,382.41. In operating account at end of July, Reserve account ~\$14,000. This includes insurance check for hail damage. No owner delinquent more than 2 months. #21 is finally paying for the damage they did to the new siding. #11 signed a letter that OOHOA is not responsible for the floor, but also not paying for the awning.
- D. **Erosion/Sinkhole** – Terry gave us an update on Oakwood's erosion issue. They're using the path behind 1-10 to access the area behind Oakwood to get debris out.
- E. **Roofing bids (insurance)** – 4 bids – Grandchamps, Richey Roofing, State Roofing & United. After discussing bids, materials, warranties – the board decided to go with Grandchamps. ALL units will have the roofs replaced.
- F. **Landscape timbers (side of #10)** – with extra money from insurance settlement (roofs) need to look into replacing timbers on the side. Use interlocking concrete pavers. Matt is concerned about doing other work before we figure out the erosion solution behind 1-4. Toni will get an estimate on the pavers to replace timbers.
- G. **Map of complex (for bulletin board)** : Toni showed her rough draft of the drawing of the complex for the bulletin board. We're wanting to have the map to show people where the units are (for delivery purposes).
- H. **#20 bug issues**: the pest guy came out & sprayed, put a powder out – and bug issue is 95% resolved.
- I. **New Business**: #19 is behind in her dues; \$943.98 behind in her dues & fees; If we turn over to lawyer it's an automatic \$200 fee to be paid up front. Toni will contact her again to see about bringing her account close to being current.

Meeting adjourned at 7:45 pm

Minutes prepared by Karen Quattlebaum