

# *Hidden Oaks Association*

## *Board Meeting*

*February 19, 2015*

The meeting was called to order at 4:30 p.m. in the office at Hidden Oaks.

Members Present: Maurice Sutton – President – Unit 120  
Paul Kuehlem – Vice President – Unit 138  
Wanda Simmons – Secretary – Unit 139  
Phyllis Holcomb – On-site Property Manager – Unit 114  
Tom Bennett – Member – Unit 140

Guest: Sandy Swanson – Webmaster – Unit 103  
Jessie and Gloria Bosquez – Unit 135

### **– Agenda –**

A quorum was established.

Copies of minutes of previous meeting of November 13, 2014, were distributed. Paul Kuehlem made a motion to accept the minutes as presented. Tom Bennett seconded the motion. The motion carried.

#### **Old Business**

- Paco Vasquez is \$1600 in arrears of Association maintenance fees. A lien will be applied to his property.
- The water heater and leak in Unit 125 were repaired.
- Repairs in Unit 145 are being completed. The damage was caused by a roof and siding leak. Estimated completion date for repairs is March 1, 2015. Repairs are being done by Bill Cuomo, contractor.
- A roofer repaired a leak in the roof of Unit 240. Stucco and siding were also repaired.
- Bids have been solicited to rewire exterior lights. The current budget amount for this work is \$3,000.
- The front windows of town houses will be reframed with hardiplank to have a similar appearance to all new window frames.
- The owners of Unit 135 made a formal complaint about overgrown plant and algae in the retention pond behind their unit. Rockport Country Club owns this pond and doesn't want our homeowners' removing plants from their property. The HOA Board considers this matter closed.
- The county extension was requested to provide recommendations for erosion prevention for grasses and plants for Units 142 and 145.

### **New Business**

- A complaint was filed by the owners of Units 140, 141, and 142 concerning the dogs in Unit 143. The dogs' owners are refusing to pick up animal waste and keep the animals on leashes. The by-laws permit the Board to restrict the number and size of dogs allowed in a single unit. A motion was made by Wanda Simmons and seconded by Tom Bennett to send a certified letter from the Board to the homeowners concerning this matter and associated matters, including excessive barking. The motion carried. The next offense will result in a fine of \$100.
- Paul Kuehlem made a motion that a power washer be purchased for the condos. The motion was seconded by Tom Bennett. The motion carried.
- The Board was reminded that Mary blows the parking lot weekly on Friday. Tenants in 130 and 230 have complained about leaves in the parking lot.

### **Open Discussion**

Tom Bennett complimented Mary Cravey on the superior appearance of the grounds. It was acknowledged that Mary had painted and caulked all the windows of the office. The Board reminded homeowners and tenants that Mary blows the parking lot weekly on Friday. Tenants in 130 and 230 are complaining about leaves in the parking lot. With the weather we have had the leaves are a constant nuisance in that area. The property manager has investigated the problem. The tenants homeowners will be notified as needed.

Maurice Sutton requested a motion that the meeting be adjourned. Paul Kuehlem made the motion, and Phyllis Holcomb seconded. The motion carried, and the meeting was adjourned at 5:30 p.m.

Submitted by

Wanda Simmons, Secretary