

Hidden Oaks Association

Board Meeting

August 21, 2014

The meeting was called to order at 4:15 p.m. in the office at Hidden Oaks.

Members Present: Tom Bennett
Maurice Sutton
Phyllis Holcomb

Members Absent: Paul Kuehlem
Wanda Simmons

– Agenda –

Quorum was established.

Copies of minutes of previous meeting were distributed. Tom Bennett made a motion to accept the minutes as presented. Phyllis Holcomb seconded the motion. The motion carried.

Old Business

- Review of current budget – We are on schedule, and the budget is in good shape.
- Paula Davidson, Lucas Guerra, and Celestine Murray are one month in arrears of their Association dues. Urbano Vasquez is three months in arrears. Mr. Vasquez paid the amount in arrears and the next month during the meeting. He is now up to date.
- Since the recent rains, leaks of Units 135, 136, and 241 have been fixed, and new fascia was added on Unit 145.

New Business

- Mary Cravey has been employed to take on all maintenance duties except for the pool. We are getting back into the business. Mary has been painting lately. Our grounds look very good. Homeowners are reminded that as of September 1, all maintenance will continue on work orders. Mary will always be busy working. Information on the work orders and procedures are on the Association's website. Homeowners are asked not to bother Mary when she is working. If you want something done, fill out a work order on line at the website.
- Contractors have become incredibly expensive for routine maintenance, so in the past several years, it has been ignored and left up to the homeowner or property managers to report common areas in need of these repairs. The HOA has now been hit with repairs that should have been minor, but now could be major due to lack of work orders by homeowners or property managers hired by the homeowners.
- The City of Rockport has moved to Phase 2 water restrictions. The Association's day to water with city water is now Thursday only. Owners are reminded that the watering of grass is prohibited, and flower beds are watered with hose only. There is to be no front sprinkler use except by

Mary, and as before, all washing of vehicles is prohibited. Violators will be subject to \$250 fine. If the HOA is fined, then so is the homeowner or homeowner/tenant that caused the fine.

- Eleven requests have been received for doors and windows. Owners are reminded that they will be invoiced and must pay up-front the costs of their portion of the window and doors. When the job is completed, labor cost will be paid. Remember that the HOA does not pay inside cost incurred with installation.
- Owners are encouraged to review the By-laws and Declaration on line at the Association's website.
- The next Board Meeting is scheduled November 13, 2014.

After the report and discussion, Maurice Sutton motioned to adjourn. Phyllis Holcomb and Tom Bennett seconded the motion. The meeting was adjourned at 6:00.

Submitted by

Phyllis Holcomb