

Hidden Oaks Association

Board Meeting

November 13, 2014

The meeting was called to order at 4:00 p.m. in the office at Hidden Oaks.

Members Present: Paul Kuehlem—138
Maurice Sutton—120
Phyllis Holcomb—114
Wanda Simmons—139

Members Absent: Tom Bennett—140

Guest: Sandy Swanson—103

– Agenda –

Quorum was established.

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

Old Business

- Review of current budget – This month in our budget the expenditures were more than the revenues. Nick explained we had a cost of \$7746.51 for windows and doors. This expenditure will be ended in December.
- Paco Vasquez is one month in arrears of the Association's maintenance fees; David Denham is two months in arrears. After three months in arrears, accounts will be turned over to our attorney, Marvin Warner for filing a lien on said property.
- Any questions about the budget please call Nick Johnson @ Johnson and Cate.

New Business

- The HOA's water, sewer and trash \$4000 over budget. Although the city raise rates after the budget was made in June, we have had several incidents of water abuse. At the moment # 125 has water coming from the water heater to the outside for two weeks. The owner has been notified hasn't repaired or replace the water heater. The board voted to give Mrs. Whitley one week to complete the repairs or the HOA will hire a plumber and make the repairs. Since the person that resides in @125 never answers the door, a locksmith will open the door. According to the Bylaws, homeowners must provide access to make necessary repairs that may damage the integrity of the unit and surrounding units.
- Unit #145 has had some major damage to the right corner of the unit. It was caused where the roof meets the stucco. Judging from the rotting of the studs and structural beam, this has been

going on for at least five to seven years. Work is completed except for exterior stucco. Weather permitting it will be completed on Tuesday, November 18, 2014.

- The last of our window/doors for 2014 have been ordered (139 and 211) thanks for being so patient. Installation is beginning next week weather permitting.
- #135 is remodeling has sent work orders for exterior work. Since the exterior is limited common space, the HOA repairs exteriors on a first come first serve basis according to our Five year plan or severity of the problem. Unit 135's exterior will be repaired in a timely manner.
- A work order was received on cleaning the pond behind unit #135 with many issues addressed. Hidden Oaks doesn't own the property in question and any attempts to clean area without owner's permission would be trespassing. The maintenance person keeps our side clean as far as is accessible.
- Units 102, 133, 243 and just Friday 122 have sold.
- Paul Kuehlem asked about the white flatbed parked in visitors parking. The Board was informed it belonged to the renter in 131. It an oversized vehicle and not allow to be parked on the property. Visitor parking is for visitors to the condo residents not a place to store extra vehicles. Phyllis Holcomb will inform Mr. Jim Godfrey, Texas Coast that the vehicle must be moved.
- Wanda Simmons made a motion and Paul Kuehlem seconded it that Nick Johnson would have the new owners complete an information sheet before issuing the resale certificate. The information has been relayed to Nick.
- Phyllis Holcomb introduced a "Rules and Regulation Booklet" that clarifies the Declaration and Bylaws into combination document. Paul Kuehlem made the motion and Wanda Simmons seconded that we accept the new "Rules and Regulations" booklet. A copy will be forwarded to the HOA lawyer.
- The next two meetings are scheduled for February 19th and May 21st of 2015.

Maurice Sutton asked for a motioned to adjourn. Paul Kuehlem made and Phyllis Holcomb seconded the motion to adjourn. The meeting was adjourned at 5:05 pm.

Submitted by

Wanda Simmons, Secretary