

Hidden Oaks Association

Board Meeting

May 21, 2015

The meeting was called to order at 3:00 p.m. in the office at Hidden Oaks.

Members Present: Maurice Sutton – President – Unit 120
Wanda Simmons – Secretary – Unit 139
Phyllis Holcomb – On-site Property Manager – Unit 114

Members Absent: Paul Kuehlem – Vice President – Unit 138
Tom Bennett – Member – Unit 140

Guest: Sandy Swanson – Webmaster – Unit 103
Eric Heller – Unit 202
George Jasik – Unit 223

– Agenda –

A quorum was established.

Copies of minutes of previous meeting of February 19, 2015 were distributed. Wanda Simmons made a motion to accept the minutes as presented. Phyllis Holcomb seconded the motion. The motion carried.

Old Business – Budget

- Paula Davidson is \$972 in arrears of Association maintenance fees. A lien will be applied to her property if this isn't paid June 4th.
- Sandy Swanson is two months in arrears including current month. This deficit situation will be resolved at closing May 31, 2015.
- The budget shows deficits for FY 2014-2015. We will be adjusting the budget for FY 2015-2016 to rectify this situation.

Old Business – Other

- Roof repairs have been made on all roofs reported with leaks as of May 1st.
- Bids have been solicited for the electrical repairs in the closet for #127, 227, 128, 228, 129, 229, 130 and 220. This is an expensive repair so the board has requested at least three bids.
- The second story windows of town houses will be reframed with hardy plank to have a similar appearance to all new window frames.
- The dogs in Unit 143 are gone. The homeowners evicted the tenants after notification from the HOA board.
- The HOA purchased a power washer in March 2015.

New Business

- Contact electrician to fix pool inside and outside lights. Bids to be taken.
- A work order for the leak in the kitchen window of #143 was received. Maintenance will repair.
- A work orders for leaks in 233, 104 and 120 were received.
- A motion was made by Wanda Simmons and seconded by Phyllis Holcomb that necessary pool supplies be bought for Mary Cravey to clean the pool of leaves and debris daily.
- The Board requested Phyllis Holcomb, on-site property manager ask Mary to submit a job description.
- The Board also suggested a weekly time schedule for Mary. They requested that mowing, trimming and blowing will be limited to Thursday and Friday mornings. Other days of the week will be used for general maintenance. The Board asked that Mary prioritize work according to work orders received and ongoing maintenance needs.

Open Discussion

George Jasik reported at the request of the PM, Phyllis Holcomb, on the roof. What could be done to recoup any monies, if any, for inadequate roofing job in 2011? George found from his research that the roofer was neither bonded or carried insurance. It was also found out that the pitch, and the roofer knew, was incorrect. Inadequate or missing flashing along the flat roofs has been reported in some repairs needed. Also inadequate, non-existing or rusted flashing around chimneys was reported a repaired. This seems where our problems have occurred with all the rains. The Board was assured that the flashing had been replaced at the time of the reroofing. The Board and guests brainstormed ideas and solutions. Maurice Sutton made a motion and seconded by Phyllis Holcomb to contact Windstorm on our certification as the first step. The motion carried. Phyllis Holcomb will contact Windstorm.

Maurice Sutton requested a motion that the meeting be adjourned. Wanda Simmons made the motion, and Phyllis Holcomb seconded. The motion carried, and the meeting was adjourned at 4:20 p.m.

Submitted by

Wanda Simmons, Secretary

- Paul Kuehlem resigned from the HOA Board of Directors, May 22, 2015 and Eric Heller was appointed to fill the remainder of his term.