

*Hidden Oaks Association, Inc.*  
*Rockport, Texas*  
*Board + Meeting*  
*May 6, 2014*

Members Present:	Members Absent:
Maurice Sutton, President	Paul Kuehlem, Vice President
Phyllis Holcomb, Property Manager and Secretary	
Susan Borders	Guest:
Wanda Simmons	Sandy Swanson, Webmaster—Absent

The meeting was called to order by Maurice Sutton, Board President, at 5:30 p.m. it was determined that a quorum was present. The meeting agenda was distributed to those present.

Phyllis Holcomb made a motion to accept the minutes of the March 13, 2014, meeting. Susan Borders seconded the motion. The motion carried.

Old Business:

The current budget was presented for review. It was reported that the owner of #127 was in arrears one month in HOA dues. Otherwise, the budget is satisfactory.

Other Old Business:

- Mary Cravey was contracted to caulk windows in units #122 and #137 and complete several other minor work orders.
- Phyllis Holcomb contacted Linda Buttell, a local realtor, about FHA loan approval. Linda directed Phyllis to the FHA web site. The FHA is not presently accepting new FHA condo complex applications and referred the complex to HUD. Susan Borders motioned that HUD affiliation not be sought for any property in Hidden Oaks. Wanda Simmons seconded the motion. The motion carried.
- Phyllis Holcomb reported that, as of the April billing, only three proxies for the upcoming annual meeting had been received.
- Seng Chittarath, insured completed, # 134 back wall and stairs.

New Business:

Phyllis Holcomb, Property Manager, reported the following items:

- Vehicle speed limit signs have been ordered. The speed in the condos is 5mph.

- Halley Lawn Care mowers continue to break or damage sprinkler heads. A letter has been dispatched to that company's management requesting funds for further repair or replacement damage.
- It is necessary that residents discontinue feeding any stray animals, including a calico cat that continues to linger on condo grounds.
- The pool underwent its biennial draining and cleaning. The sand filter was also replaced. The pool was then refilled.
- Three pallets of grass and 12 cubic liters of sandy loam were purchased and distributed to appropriate areas on condo grounds.
- It will be necessary to rent a power washer to clean condo sidewalks and stucco.

Phyllis Holcomb motioned that the meeting be adjourned. Susan Borders seconded the motion. The motion carried.

Respectfully,

Phyllis Holcomb  
Property Manager, Hidden Oaks