

# *Hidden Oaks Association, Inc.*

**209 Forest Hills**

**Rockport, TX, 78382**

**May1 5, 2021**

**3:00 p.m.**

**Board of Directors**

**HOA Meeting**

Members Present:	Vernon & Erika Berckmoes, Unit 129 (Co-President) Jeff Cathrow, Unit 103 Brenda Crabtree, Unit 112
Absent:	Jason Evans, Unit 104 (Vice President) Open Board Position (Secretary)

The meeting was called to order at 3:00 p.m. by Board Co-President Vernon Berckmoes.

A quorum was established. Brenda made the motion, second by Jeff to accept minutes of the previous meeting as written. Motion carried.

## PROPERTY MGR REPORT

Erika Berckmoes provided the property manager report. She shared:

- Roof leaks – with recent heavy rains we have had new leaks in buildings C & D, Condos 121, 129, 229 & 131. They are being evaluated by The Handy Service to determine the cause. Vernon Berckmoes has contacted RoofCrafters multiple times to check on the warranty. He is awaiting a call back.
- Pool issues – there are a few issues,
  - Rain and leaves clogging filters. Needs more frequent checking.
  - Pump has not been operating as efficiently as it should. Troubleshooting by the pool service has found years of neglect has caused it to be full of sand. Corrective action was run in overflow mood for a period of time to flush the sand.
  - Pool service recommends replacing the pump. We do not have the money in the budget to do so with the other maintenance tasks. It was decided this year to change the filter and look at next year to possibly replace the pump.
  - Safety issue on the handle used to support a person stepping in the pool in the shallow end. It is loose. The Handy Man service will address.
  - Safety light at the pool is out. Appears to be an electrical problem like past years. An electrician has been called to repair.
  - Learned that we need to add a second drain. This will be addressed in the future.
- The light on the light pole near the first dumpster is out. It will be repaired.
- Insect pests have been reported in one of the garages and in unit 127. Big M has been contacted and will come out to investigate and treat. Company asked some questions about a warranty contract. We will look into this as well as look at other pest control companies to compare prices.
- Landscape – Recent freeze, issues with irrigation system, and building repairs over the last year has our landscape not looking as good as has in the past. The plan is the following:

- Repair the irrigations system beginning the week of May 17. All zones will be controlled by timers. There will not be the need to manually turn on some zones as was in the past.
- There are several trees near the buildings that should be trimmed to prevent damage to the roofs and gutters. Jeff has stepped up to determine what he can do with his equipment at a fraction of the cost of a tree service. He will get back to us on what that would be.
- Erika recommended looking for someone to do some manual labor tasks from time to time, such as digging up dead plants, cleaning the pool filters. All agreed no more \$12/hr.

#### **NEW BUSINESS:**

- General Membership Meeting
  - Vernon reported that meeting has been scheduled for July 10, 2021. This was done due to scheduling conflicts and amount of time available to organizing the meeting. Location is to be First Baptist Church Rockport. The time will be 10:00A.M.
  - A question was raised concerning the vote on a buy-out. If we have the owners or proxies. Is the vote based on the representation there or the entire ownership? The question will be passed on to John Bell.
  - Another question to ask Bell how the pandemic affects the terms and tenure of the board positions.

The board moved to closed door session. Upon completion no further business was discussed and the motion was made by Jeff and seconded by Brenda to adjourn. The meeting adjourned at approximately 6:00 P.M.

Respectfully submitted,

Vernon L. Berckmoes

Co-President

