

Oakwind HOA



Minutes of Meeting

Date: Dec. 21, 2019

Start Time: 9:30AM

End Time: 12:30 PM

Attendees: Dennis Gray (Chair), John Garner, Ginger Byrd, Greg Dougherty (present for part of the meeting)

Prepared By: Ginger Byrd

Agenda:

- Transfer accounts, keys, documents, passwords, current service contracts, etc. from old Board to new Board.
- Assign officer positions to HOA Board Members.
- Get new Board to sign-off on suspension of the 2020 budget and \$100 assessment increase, pending a review.
- Discuss annual assessment letter to homeowners.
- Discuss installation of a mailbox at the Clubhouse.

New Business:

- Met with Greg Dougherty, the outgoing HOA President, and toured Oakwind Common areas with attention paid to those areas which Greg believed needed further attention and to specific improvements made by the HOA Board under Greg's leadership. Greg also transferred all common area keys in his possession to Dennis Gray as well as notebooks of documents pertinent to the neighborhood that included contracts with DC Pools, RGS, and All-In-One and the 2014 HOA Property Review of options for the 11-acre open space tract owned by the HOA.
- Board voted unanimously 3-0 to temporarily suspend the increase in HOA 2020 dues from \$525 to \$625 pending a full review of the existing 2020 budget and a meeting with an attorney to make sure the CC&R and

By-laws regarding the process are all followed. Letters will be sent to homeowners as soon as possible.

- Board discussed 5 potential ways to raise additional funds. These included the following: (1) one-time fee for new homeowners, (2) charging a small fee to use the clubhouse, (3) installing vending machines in the pool area, (4) charging for tennis players that are not members of the HOA, and (5) sale of the open space land owned by the HOA. The land sale, however, will first require investigation of all involved factors to make sure that the sale is desirable for the community as well as legally and practically feasible.
- Identified HOA Board Officers. Positions decided: President – Dennis Gray, Treasurer – John Garner, Secretary – Ginger Byrd.
- Decided that a mailbox was needed at the Clubhouse to receive mail addressed to the Oakwind HOA. Postman had stated to Dennis that he had seen a significant amount of mail that had been returned to sender because there was not a physical box for mail delivery. Dennis will take the lead to work with the Postal Service to get the box approved and then will install the actual box.
- Discussed installing an electronic bulletin board to replace the marquee bulletin board at the front of the neighborhood to make messages more noticeable and encourage resident involvement in community matters.
- Motion was made and passed unanimously 3-0 to suspend discussion of allowing residents of other communities general use of Oakwind amenities for an annual fee.

Adjournment: BOD Meeting was adjourned at 12:30 PM.

Next Meeting: Scheduled for 9:30 AM Dec. 28 at the Club House.