

## Oakwind Board Meeting- August 26, 2012 7PM

### Agenda-

- Updates, non-canopy, canopy, elections
- Gary opens meeting
- N23 homeowners and all 3 board members
- Tennis lock upgraded and more secure
- Playground refreshed, swing set and mulch
- Security system: front camera needs repair
- Question cable service= \$150 for internet and requested maybe change name of line item, phone. Commented that sounds expensive, answer is that we have to pay commercial rate not residential
- Pool ruses- young children unsupervised and diving. How to address? We keep pool open as long as weather is war because we pay same price to maintain. Maybe hire lifeguard? May reduce insurance? Trash, smoking.
- Delinquencies generally good- currently only 4 over the year we have sent letters but not engaged legal counsel. We have lost on some foreclosures/bankruptcies. There is a cost for this- discussion: should we do this suggestion to escalate to legal at the 2 year mark? Some supported 90 days, action item to ask for best practices from the Mgmt. Company.  
\*board voted to proceed to legal and or collections at 90 days, all 3 agreed.
- Canopies discussed- price ranges were large. \$8,000-\$30,00. There were various options: cloth vs framed seating, power and fans, rain runoff considerations. Very busy when ALTA matches, in order to proceed, a committee is needed. Facilitated by mgmt. company possibly, or maybe a survey to homeowners.
- Moved to ask for committee in upcoming newsletter. Do not call it just for the "tennis court". Call it common area. Homer wanted some shred of evidence that a shelter would raise resale value. Tennis courts- Gary reminded that tennis courts may need significant expense/repair in the near term because of cracks, possible foundation issues.
- Marty- treasurer suggested \$100,000 is good reserve level. Homer suggested a reserve study would help establish that level. He also suggested \$140,000 is very low  
\*board voted to contract for a study. All three agreed
- Elections- Marty called for involvement and outlined process. Marty indicated he was not going to run again. Moving the election to December 4 from December 2 may get better attendance and participation from CMA.
- Closed agenda items, opened to the floor
- Homer asked for detail on "pass through" payments to board members. Marty and Gary covered minor transaction
- Meeting adjourned 8:20PM