

## HOA Board Meeting February 24, 2013 Club House 7pm

Board members present: Gary Dasario, Kara Woodall, Todd Shea

### Agenda-

- Reviewed election results and introduced Kara
- Summarized financials and discussed reserve study. Homeowner requested material be posted online via website for review prior to the meeting. Gary mentioned this is difficult. The options for a reserve study were discussed.
- \$1900 option was voted and passed.
- Signage improvements and replacements were discussed. Gary to call county to see what is covered.
- Road/curb repairs were discussed
- Double post sign was selected, voted and passed
- Homeowners mentioned more curbs and sidewalks that need repairs. County will review otherwise HOA will need to consider repairs.
- Gary reported some vandalism to the basketball court. One homeowner in particular has been warned about having too many unsupervised guests
- Suggestion to post official towing signs. This enables stronger enforcement of parking violations
- Committee involvement was discussed. More volunteers were requested. Homeowner volunteers needed for the dormant gazebo committee
- Speeding in the community was discussed. Use of temporary plus permanent speed radar signs, police patrols
- Some compliance issues were generally discussed. Gary to review the wrding of the paint compliance letters. Also make some correspondence in letters via mail
- Lifeguard at pool was suggested and discussed
- Dues timing was discussed
- Use of tennis courts by HS teams may have occurred

Meeting adjourned at 8:03pm

Minutes

Sunday August 25, 2013

7pm Clubhouse

In attendance : Rosanne Saladino – Community Management Associates, Gary Dasaro HOA President, Kara Woodall HOA Treasurer, Frank Berns- resident, Homer Jordan- resident , Christine Fortenberry-owner and presentation of capital reserve study.

Meeting called to order at 7:05pm. Christine Fortenberry with FCS Services of Atlanta presented her draft of the Oakwind capital reserve study. Copies were distributed to everyone. She reviewed each component of the draft including work flow charts, definitions, findings, pictures and percentage funding reports. Comments noted in the meeting were regarding funding for a potential amenity area gazebo seating area to be added to the study for draft 2. Discussions/comment made regarding needed ventilation repairs in the pool pump room, changing out exit lights in the clubhouse room, size of restroom doors and step/foundation challenges to enter the rest rooms and ventilation piping for restrooms and clubhouse. Draft #2 was going to be done next with updates from the HOA on comments made above.

Christine answered questions and the meeting adjourned after the presentation at 8:45 pm.

## Oakwind HOA Meeting- November 05, 2013 9:30am

189 Homeowners- \$425 per year

Board Members Present: Christine Fortenbery, Kara Woodall, Gary Dasaro, Todd Shea, Roseanne Saladino

- Target range for % funded is 40-70%
- Modest increases in reserve- \$1000-\$1500 per year
- Is good planning increase to pay for capital improvements
- Best practice is to pay for capital improvements (new gazebo) out of reserve funds vs. expense budget
- $\$1000/189 = \text{N } \$5$  increase per homeowner
- Discussed condition of tennis courts at length. Repair cracks vs. resurface and then maintenance. Core sample to test for underlying issues= n\$1500
- Fortenbery has construction experience. Does not believe we have structural issues that would require a complete rebuild which= N \$150,000
- Recommends resurface only, after core sample.

**Oakwind HOA Annual Meeting and Elections**  
**Thursday, December 5, 2013 7pm-8pm**

Agenda-

- Meeting called to order
- Establish quorum- 46 homeowners and or proxies needed
- Financial and budget review
- Capital reserve study update
- Vote election
- Election results
- New business
- Adjourn

Minutes-

- Waited until 7:15pm for any late arrivals to vote
- Board members present- Karah Woodall, Todd Shea, Management Company Rep, Rosanne Saladino
- 8 members/proxies represented- no voting quorum
- Existing board members will continue for 2014
- Reviewed budget
- Summarized results of the reserve study

New Business-

- Nextdoor Neighbor- not an official website of the HOA but a great resource for the community. Currently approximately 59 homeowners are using the site. The HOA supports use of the site for community communications. No specific next steps.
- Large evergreens at entrance- homeowners suggested these are getting very large and crowding the sidewalk and view of other landscaping. Discussed possible removal and replacement of these. There is room in the budget to do this.
- Landscaping event- homeowners suggested scheduling a community event for the common areas, pine straw and flowers, etc. Possibly followed by a cookout for participants. Homeowner volunteer needed for next steps.
- Gazebo by tennis courts- discussed options and placement. Current designs range from \$5,000-\$15,000. Board has budgeted this for 2015. Will consider making it a 2014 project. No final decisions made.

Meeting adjourned.