

Oakwind HOA

Minutes of Meeting

Meeting Number: 2017-5



Purpose of Meeting: HOA 1 st Quarter Review	
Date: 2017-04-26	Start Time: 19:06
End Time: 20:30	
Attendees:	<p>Members: Frank Berns, Drew Samples, Andrew Babcock, Ben Bramlett, Jennifer Bramlett, Bill Goostree, Mike Bailey, Rick Dropp, Mike Ruhland, Wendi Raeuchle,</p> <p>HOA BOD: Becky Thurlo, Diane Bailey, Manuel Rosas</p> <p>All In One: Denise Hindes</p>
Prepared by:	Becky Thurlo
Agenda:	<ul style="list-style-type: none"> • Welcome Message • Volunteers for 2017 • Financial Report 1st Quarter • Happenings • In the Works • Q & A
<p>1. Presentation of Volunteers for 2017</p> <ul style="list-style-type: none"> a. Board of Directors <ul style="list-style-type: none"> - Manuel Rosas - Becky Thurlo - Diane Bailey b. Bulletin Board <ul style="list-style-type: none"> - Becky Kelly c. Club House <ul style="list-style-type: none"> - Stephanie Szczepkowski d. Tennis <ul style="list-style-type: none"> - Maggie Bohanon - Jennifer Bramlett - David McCollum - Bill Goostree e. Pool <ul style="list-style-type: none"> - Suzanne Delandero f. Landscape <ul style="list-style-type: none"> - Ginger Byrd g. Events <ul style="list-style-type: none"> - Jennifer Bramlett - Brenda Allen - Terri Younce - Susan Hand - Stephanie Szczepkowski - Colleen Roche - Kerry Hodges - Marin Kraushar 	

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<p>2. Financial Report 1st Quarter</p> <ul style="list-style-type: none">a. Received 75K in Assn fees as of 3/31/17. We are only short by 5K for 100%b. First time ever Oakwind members paid their association fees by the end of 2016, no delinquent accounts transferred for 2017.c. Total amount in Reserves is currently 105K.d. End of year of 2016, HOA could add 3.5K into the reserve account.		
<p>3. Happenings:</p> <p>A. Maintenance and New Constructions:</p> <ul style="list-style-type: none">a. Pavilion: New contractor FCS has properly obtained the construction permit and good standing with Cobb County. The completion is expected to complete in approximately 2~3 weeks if weather permits. Christine (FCS) explained the conditions of the pavilion before she took over, and the current conditions and status.b. Playset and Swings: Ongoing maintenance, wood pieces will be replaced, pressure wash, wood sanded and paint all structure. Additional safe mulch will be added to the playset and swing area. Events: A mailer has been sent with a list of schedule events for everyone to enjoy during 2017, a list is included on the attached document. (see page 8 of attached document)c. Security and Trespassing: Continuous monitoring via security cameras, Pool Monitors will continue for 2017, vandalism and trespassing was minimum during 2016 due to the constant presence of pool monitors, and reporting trespassing to the police department.		
<p>4. In The Works:</p> <p>A. Events: Girl's Night Out, Parent's Night Out, Boy's Night Out, Progressive Dinner Night.</p> <p>B. Evaluating items for future years:</p> <ul style="list-style-type: none">- Club House Roof replacement (insurance claim)- Solar lights along sidewalk.- Security cameras at Pavilion.- Basketball Court Resurface.- Pool pergola and grills.- Tennis courts windscreen.- Raised flower bed main entrance.		

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<p>5. Members Concerns, Suggestions, Questions and other:</p> <ul style="list-style-type: none">A. Speeding – HOA can only continue to remind all residents to slow down, an application was submitted to Cobb County DOT by a concerned neighbor, the study reflected that Windflower Dr. does not qualify for speed bumps.B. Street parking: the roads are property of the county, the HOA can only continue to remind everyone to be concern and try to park in own driveways. Yes, your driveways can be expanded to avoid parking on the street, need to submit ARC for approval before doing any work.C. Suggested to remove cypress trees at main entrance.D. Add more structure pieces to existing playground.E. Create a Financial committee.F. Pressure wash main entrance monument signs.		
<p>Reminders:</p> <ul style="list-style-type: none">- BOD meetings are held second Tuesday of the month.- We encourage everyone to visit the HOA website for news, updates, events, etc. www.oakwindhoa.com.		
Meeting adjourn at 8:30 pm		
End of Document		

▶ Agenda

- ▶ Welcome Message
- ▶ Volunteers for 2017
- ▶ Financial Report 1st Quarter
- ▶ Happenings
- ▶ In the works
- ▶ Q & A



HOA Quarterly Meeting

April 26, 2017



Oakwind Volunteers for 2017

- Board
 - Manuel Rosas
 - Becky Thurlo
 - Diane Bailey
- Bulletin Board
 - Becky Kelly
- Club House
 - Stephanie Szczepkowski
- Tennis
 - Maggie Bohanon
 - Jennifer Bramlett
 - David McCollum
 - Bill Goostree
- Pool
 - Suzanne Delandero
- Landscape
 - Ginger Byrd
- Events
 - Jennifer Bramlett
 - Brenda Allen
 - Terri Younce
 - Susan Hand
 - Stephanie Szczepkowski
 - Colleen Roche
 - Kerry Hodges
 - Marin Kraushar

VOLUNTEERS ARE ALWAYS WELCOME!



Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Income</u>													
40000Assessments	804.00	65,677.50	8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,981.50
TOTAL Income	804.00	65,677.50	8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,981.50
<u>Other</u>													
43100Owner Misc. Reimburseme	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
TOTAL Other	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
<u>Other Income</u>													
41500Late Fee	0.00	250.75	722.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	973.25
42000Legal Reimbursement	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
42500Fines	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
44000Checking Interest	1.66	4.12	5.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.09
TOTAL Other Income	101.66	504.87	727.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,334.34
TOTAL INCOME	905.66	66,186.37	9,227.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,319.84
EXPENSES													
<u>Amenity</u>													
88801Recreation Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Amenity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>Clubhouse</u>													
80000Clubhouse Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
81500Clubhouse Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
82000Clubhouse Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>General & Administrative</u>													
50500Annual Corp Registration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51500Copies/Postage/Mailings	88.36	248.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.97
52500CPA/Audit/Tax Preparation	50.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
53000Income Tax	0.00	0.00	31.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.00
53500Insurance Policy	3,468.00	0.00	61.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,529.00



Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
54000Insurance Claim Expense	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
54600Legal Fee-Collections	0.00	409.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,059.00
55500Management Contract	945.00	945.00	945.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,835.00
56000Misc. G&A	133.98	35.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.98
56500Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58500Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59000Social Committee Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL General & Administr	4,685.34	2,812.61	1,722.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,219.95

Ground Maintenance

70000Landscape Contract	850.00	850.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,550.00
70500Landscape Improvements	0.00	439.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	439.00
71000Landscape Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71500Flowers/Seasonal Color	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72000Pinestraw/Mulch	0.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00
73000Trees & Shrubs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Ground Maintenance	850.00	3,889.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,589.00

Landscaping

72500Irrigation - Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Maintenance

77000Pest Control/Exterminating	0.00	0.00	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.00
78000Termite Bond	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
TOTAL Maintenance	140.00	0.00	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	218.00

Playground

88700Playground Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Playground	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pool

85000Pool Service Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
86000Pool Monitors	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00
86500Pool Permit	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00
87100Pool Repairs	0.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
87200Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Pool	465.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	890.00
<u>Reserves</u>													
95000Res-Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>Tennis</u>													
88000Tennis Court Repairs	211.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.95
TOTAL Tennis	211.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.95
<u>Utilities</u>													
60000Electricity	213.81	239.34	237.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	690.80
60500Gas	49.29	60.22	274.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	383.90
61000Telephone/Internet	129.22	129.22	129.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.66
62000Water	15.00	15.00	150.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.66
TOTAL Utilities	407.32	443.78	791.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,643.02
TOTAL EXPENSES	6,759.61	7,145.39	3,866.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,771.92
Excess Revenue / Expense	(5,853.95)	59,040.98	5,360.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,547.92

Reserves

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Other Income</u>													
44100MMA-Reserve Interest	26.34	24.19	26.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.46
TOTAL Other Income	26.34	24.19	26.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.46
TOTAL INCOME	26.34	24.19	26.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.46
Excess Revenue / Expense	26.34	24.19	26.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.46



		Operating	Reserves	Total
Assets				
<u>Cash</u>				
10000	Checking-Operating	63,333.41		63,333.41
<u>Total Cash</u>		<u>63,333.41</u>		<u>63,333.41</u>
<u>Reserves</u>				
12000	MMA-Reserve		105,736.21	105,736.21
<u>Total Reserves</u>			<u>105,736.21</u>	<u>105,736.21</u>
<i>Total Assets</i>		<u><u>63,333.41</u></u>	<u><u>105,736.21</u></u>	<u><u>169,069.62</u></u>
Liabilities & Equity				
<u>Liabilities</u>				
21000	Prepaid Owner Assessments	62.50		62.50
<u>Total Liabilities</u>		<u>62.50</u>		<u>62.50</u>
<u>Equity</u>				
35000	Retained Earnings	4,722.99		4,722.99
35500	Reserve Retained Earnings		105,658.75	105,658.75
	Net Income	58,547.92	77.46	58,625.38
<u>Total Equity</u>		<u>63,270.91</u>	<u>105,736.21</u>	<u>169,007.12</u>
<i>Total Liabilities & Equity</i>		<u><u>63,333.41</u></u>	<u><u>105,736.21</u></u>	<u><u>169,069.62</u></u>



2016 First Quarter

	JAN	FEB	MAR	Total
TOTAL EXPENSES	7704	3046	9604	20354
CURRENT YEAR NET INC	7657-	59778	3129-	48992

2017 First Quarter

Operating

	January	February	March	Total
TOTAL EXPENSES	6,759.61	7,145.39	3,866.92	17,771.92
Excess Revenue / Expense	(5,853.95)	59,040.98	5,360.89	58,547.92



Happenings

- Maintenance and New Constructions
 - Pavilion
 - Playset and Swings
- Events
 - April 28th & 29th: Spring Community Yard Sale.
 - May 5th to the 7th - Junk Container.
 - May 24th - Pool Party.
 - June 10 - Firefighters Appreciation Day.
 - July 2nd - Neighborhood Parade.
 - September - Childhood Cancer Awareness.
 - September 15th & 16th : Fall Community Yard Sale.
 - October 1st - Pool Closing.
 - October - Breast Cancer Awareness.
 - October - Halloween Home Decoration Awards.
 - November - S'mores and Movie Nights.
 - December - Adopt a Family for Christmas.
 - December - Christmas Caroling.
 - December - Holiday Spirit Home Decoration Awards.
 - Christmas Eve - Luminaries in the Hood.
- Security and Trespassing
 - Continuous monitoring



In the works:

- Events:
 - Girl's Night Out.
 - Parent's Night Out.
 - Boy's Night Out.
 - Progressive Dinner Night.

- Maintenance and New Constructions
 - Club House Roof replacement (insurance)
 - Solar lights along sidewalk.
 - Security cameras at Pavilion.
 - Basketball Court Resurface.
 - Pool pergola and grills.
 - Tennis courts windscreen.
 - Raised flower bed main entrance.



