

Oakwind HOA

Minutes of Meeting

Meeting Number: 2017-08-01



Purpose of Meeting:	BOD		
Date:	2017-08-01	Start Time:	19:05
		End Time:	20:47

Attendees:	Manuel Rosas Becky Thurlo Diane Bailey Frank Berns accompanied by lawyer representative (Homer)
Prepared by:	Becky Thurlo
Agenda:	<ul style="list-style-type: none"> • Overview of the HOA and it's BOD volunteers • Welcome Frank Berns as Vice President • Pavilion • Happenings • Concerns • Pending and on Hold • Misc

<p>1. Overview of the HOA and it's BOD and volunteers.</p> <ul style="list-style-type: none"> - BOD's and Home owners is NOT a fight for power, the plan is to work together as a COMMUNITY for the benefit of all residents. - AIO has all records, invoices, financials, etc. - Oakwind web site is available for all HO's to see information on Quarterly meetings, BOD meetings, news, events, etc. - Social media (ex. Nextdoor) has been a good way to communicate happenings of the community, we encourage everyone to not use it as a site for posting negative comments or venting out behind the scene. - If any Home owner has any issues, concerns, comments, criticism, please contact the BOD via email or participate at the HOA Quarterly meetings. 		
<p>2. Frank Berns</p> <p>a. The BOD offered Mr. Berns the chair as VP, Mr. Berns accepted the offer after brief consultation with his lawyer.</p> <ul style="list-style-type: none"> - Mr. Berns understands that the VP officer will not have voting privileges, but will contribute with his experience and support the current BOD to help make decisions. - Mr. Berns has the right to run for president or BOD seat if he chooses in December elections, and is encouraged to submit his name for the proxy's. - During the conversation Mr. Berns lawyer (Homer) recommended to provide a Non-disclosure agreement to any home owner that would like to review the HOA records. In case some home owner missuses the information it will be at default and legal action can be taken. At this time, the BOD explained to Mr. Homer that the BOD meetings are open to any home owner but are limited to participate. Due to the fact that he was hired by Mr. Berns to perform a due diligence on the original contractor for the pavilion and he obtained some important information, the BOD open the floor and listened to what he had to say. <ul style="list-style-type: none"> • The BOD will contact the HOA Lawyer and will discuss if the non-disclosure agreement can be a way to proceed or not and if a draft can be provided for next meeting. 		

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<p>3. Pavillion</p> <ul style="list-style-type: none"> a. 1st contractor presented himself as having a license. b. He was selected by getting feedback from other neighborhoods. He was building playgrounds in the surrounding area and had previously done repair work in Oakwind. c. Legal actions against the original contractor will commence as soon as the CO is obtained for the pavillion and the final report of all issues not in compliance is done by FCS. 		
<p>4. Happenings</p> <ul style="list-style-type: none"> a. September Childhood Cancer Awareness. <ul style="list-style-type: none"> • WE ARE GOING FOR THE GOLD!!! The front entrance will be decorated with 2 large gold ribbons. Events committee will be at the Club House with gold ribbons for home owners to stop by and pick one for the mailbox. b. September Fall Community Yard Sale. <ul style="list-style-type: none"> • Scheduled for the 15th and 16th. c. October 1st scheduled for Pool closing. d. October Breast Cancer Awareness. <ul style="list-style-type: none"> • PINK OUT THE NEIGHBORHOOD. Same concept as September, but this time the ribbons will be pink. e. Christmas Decorations – Rhonda Oh has volunteered to provide decorations at front entrance. f. Holiday Yard Decorations – Awards to be given for best decorated yard for Halloween and Christmas. g. Christmas Event – Provide food and gifts to 1 or 2 families in need.. 		
<p>5. Concerns</p> <ul style="list-style-type: none"> • Rumors have been going around about mismanagement of funds by the BOD. If any home owner has a concern, it is suggested to directly contact the BOD with any questions. All residents have the right to open books and review the HOA documents. • Nextdoor neighborhood social media site has recently been misused. Many residents have opt-out of the site due to negative posts. The BOD asks for everyone to post positive and constructive information, this is a great tool to inform everyone of emergencies, events and it will be great if all Oakwind residents can sign in. 		
<p>6. Pending and on hold</p> <ul style="list-style-type: none"> a. The following are activities/projects on hold until Certificate of Occupancy is obtained for pavillion: <ul style="list-style-type: none"> - Shed for trash containers. - Pool Grills - Light fixtures in parking lot. - Club House sound reduction panels - Video Recording system upgrade 		
<p>7. Misc.</p> <ul style="list-style-type: none"> a. Bridgett Chamberlain– new volunteer for the Bulletin board 		
<p>8. Mr. Homer (Mr. Berns hired lawyer),</p> <ul style="list-style-type: none"> • Just at the end of the meeting, Mr. Homer revealed to the BOD that he was no longer a resident of Oakwind, and he was attending the meeting representing Mr. Berns. 		
Meeting adjourn at 8:47 pm		
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