

Oakwind HOA

Minutes of Meeting

Meeting Number: 2017-10-23



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| Purpose of Meeting: | BOD | | |
| Date: | 2017-10-23 | Start Time: | 19:06 |
| End Time: | 20:45 | | |
| BOD: | Becky Thurlo Manuel Rosas Diane Bailey | | |
| AIO: | Denise Hindes | | |
| Prepared by: | Becky Thurlo | | |
| Agenda: | Welcome Message Financial Report 2nd and 3rd Quarter Reserves Pavilion 2017 Achievements Upcoming Events Proxy, Candidates and Elections 2018 Plans Q & A | | |
| Signed in: | Linda Balcomb, Dennis Gray, Suzanne & Bill Goostre, Michael Fonseca, Dale Abernathy, Maggie & Brian Bohanon, Frank Berns, Lise & Bob Farmer, Peter Delandero, George Pelech, David McCollum, Drew Samples. | | |

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| 1. Welcome Message <ul style="list-style-type: none"> Thank you to all for attending, agenda presented. | | |
| 2. Financial Report 2nd and 3rd Quarter <ul style="list-style-type: none"> As of September 30th, operating monies remaining are \$28,656. All but 1 home owner has paid their assessment fee. Pool monitor expenses under budget. Total amount in Reserves is currently 73K. | | |
| 3. Reserves <ul style="list-style-type: none"> 11K used to repair water well. 33K for the Pavilion. | | |



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| <p>4. Pavilion</p> <ul style="list-style-type: none">• FCS contractor was hired to complete the pavilion and make all non-code issues left by Green Play Parks to comply with Cobb County code.• As work began by FCS, many additional problems appeared and pointed out by Cobb County inspectors; footings, electrical trench, electrical wiring, beams, wind supports and many more that did not comply with code.• As of Sept 30th, \$21,225.00 has been paid to FCS. With a remaining +/-11k. This payment will be expense out and shown on the next monthly financials.• Certificate of Occupancy was obtained on August 24, 2017, document is archived with all HOA document at AIO.• 15K was paid to Green Play Parks before it was found out that they did not have a state/city contractor license or registration to build such project.• Reason of not able to thorn down the pavilion, was that a demolition permit was needed, at the same time a construction permit prior to demolition was also needed. Oakwind HOA was caught in between steps, hiring FCS to fix the problem was the best solution.• For Oakwind HOA to start the legal process against Green Play Parks, there was few steps that needed to be completed prior to initiate any legal actions:<ul style="list-style-type: none">○ Obtain Certificate of Occupancy○ Complete report of deficiencies by Green Play Parks, based on Cobb County Inspections.○ Full detail cost report of repairs to comply to code.• AIO and Rome & Assoc. received the final reports from FCS stating and detailing all issues.• A draft demand letter from Rome & Assoc. was shown to the homeowners that participated at the quarterly meeting. The demand letter includes the payback of +/-33K plus attorney fees, with a 30-day grace period to respond from Green Play Parks.• The letter will be sent by certified mail on Oct. 24th. to Green Play Parks.• At the time of Green Play Parks hired to build the pavilion he was insured.• Green Play Parks still conducting business in the West Cobb Area.• It was presented by a homeowner that our CCRE's states on section 11.17 '<i>No judicial or administrative proceeding shall be commenced or prosecuted by the HOA unless at least 75% of the home owner's consent.</i>' The BOD will review this section with Rome & Assoc.• It was brought up by a homeowner that there are some damage/missing moldings pieces on the base of one column, the BOD encourages everyone to be proactive and notify the BOD of any issues not just at the pavilion but anywhere in the neighborhood, the repairs for the pavilion will be addressed to FCS for a quick fix.• A home owner was concerned that some questions where not completely addressed and continued asking about the lawsuit, how the BOD was going to proceed legally against Green Play Parks, why did the BOD approved spending more money on the pavilion, at this point the president of the BOD | | |
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| <p>interrupted the homeowner and told him that all those questions were already answered not once but multiple times, the president also made several remarks and comments to the home owner. The president then suggested to everyone if it was OK to proceed with the pending items in the agenda and after all items were discussed the BOD and AIO representative will extend the meeting to anyone who would like to continue and listen/participate with the concerned homeowner unanswered questions; the majority accepted to move forward.</p> <ul style="list-style-type: none"> ● The discussion about the pavilion was complete and the BOD will inform on any updates in the next 30 days. | | |
| <p>5. 2017 Achievements.</p> <ul style="list-style-type: none"> ● POOL: <ul style="list-style-type: none"> ○ No pool contaminations this year. ○ DC Pools will be hired again for the 2018 season; but the BOD will entertain other bids. ○ 2018 amenities monitor positions are available, please contact the pool committee or the BOD for interviews. ● MAINTENANCE: <ul style="list-style-type: none"> ○ Well Pump full replacement. ○ Soliciting and no trespassing signs in the common areas and main entrance. ○ Spring Junk Removal weekend. ● EVENTS: <ul style="list-style-type: none"> ○ Childhood Cancer awareness raised over \$660.00 and delivered to Rally Foundation. ○ Breast Cancer awareness month on going at time of meeting. ○ BreastA-Fiesta, this event was sponsored by the Anzalone Family, the HOA only provided the facilities, the event was a great success and plans for 2018 are in progress. ● OTHER: <ul style="list-style-type: none"> ○ Second year in a row there is less than 5% fees owed at the time of the meeting 99.47% of assessments have been paid and expect 100% by end of the year. 2016 achieved 100% before end of the year. ○ Only One trespassing incident compared to over 30 in 2016. ○ Zero vandalism incidents compared to 6 in 2016. | | |
| <p>6. Events</p> <ul style="list-style-type: none"> ● Movie night rescheduled to Nov. 4th ● Chili cookoff TBD. ● October – best decorated yard awards to be given out in the 1st week of Nov. ● December – Adopt a family ● December – Christmas caroling. ● December – Holiday Spirit Home Decoration Awards ● Christmas Eve – Luminaries in the hood. | | |

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| <p>7. Proxy, Candidates and Elections</p> <ul style="list-style-type: none">A friendly and easy to understand proxy form to be reviewed and revised for December elections. AIO will mail out a candidate registration reminder letter and proxy's to be mailed in advanced prior to the HOA annual meeting. | | |
| <p>8. 2018 Suggested Plans and Ideas to be reviewed:</p> <ul style="list-style-type: none">Resurface basketball court.Expansion of clubhouse parking lot concept idea.Plant trees along pool fence facing main entrance to provide privacy.A budgetary plan for the next 20 years, where a single extra amount to be paid by the homeowners every 3 or 5 years to increase the reserves and keep our assessments at \$425.00. Plans suggested if 189 houses pay an extra \$50.00 every 3 years by 2037 the HOA will add an additional +/-56k to the yearly contributions to the reserves.Club House roof shingles insurance claim.Pool pergola and grills. | | |
| <p>9. Concerns</p> <ul style="list-style-type: none">Conflict of Interest. – AIO stated that Green Play Parks had contacted AIO on the morning of Oct.23rd. But on another account. AIO stated that the attorney is handling the Green Play Parks situation and is not a Conflict of Interest.AIO will release the access to their web portal to view financials, CCRE's, by laws, covenants, and ARC. Any home owner can see the extended financials at this web portal.Books/financials to be reviewed and allocate the expenses to the right category. | | |
| <p>10. Notes</p> <ul style="list-style-type: none">All topics on the agenda are now complete, being 8:20pm the president of the BOD stated that if anyone would like to stay for the extended time to answer the concerned homeowner questions, everyone is welcome to do so. All participants expressed their thanks and gratitude to the BOD and left the meeting.The BOD and AIO representative waited for the concerned homeowner and after 25 minutes the homeowner decided to not show up. The meeting was adjourned. | | |
| Meeting adjourn at 8:45 pm | | |
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