

OAKS OF ATASCOCITA C.I.A.

Board of Directors Meeting Minutes

DATE: November 13, 2018

TIME: 7:00 p.m.

PLACE: Atascocita Volunteer Fire Station

ATTENDING: Mike Saxton, President/Trustee
Robin Sulpizio, Vice President/Trustee
Pete Poindexter, Treasurer/Trustee
Nancy Frank, Trustee
Theresa Foster, Trustee
Pam Valentine, C.A.M., Inc.

The meeting was called to order by President Saxton at 7:00 p.m.

HOMEOWNER INPUT

Sergeant Romer attended the meeting to discuss the October security report.

Resident in attendance inquired about the house being rebuilding due to a fire. The contractors are working on the house but at a slow pace.

Mr. Ford addressed the Board in reference to his Neighborhood Watch program for the community. Mr. Ford informed the Board he will guest speakers attend the meetings in the future; one of the speakers will address cyber bullying.

Resident addressed the Board in reference to updating the deed restrictions. The Board explained there is a process the association has to go through to amend the deed restrictions and consolidate all sections. The Board agreed to discuss the process next year.

Donna Zapatka with the trash committee attended the meeting to discuss the proposals they received. She feels like the residents should be given a vote on recycling. The Board agreed a flyer should be mailed (with returned envelope) out to the residents letting them know the options (one with recycling) and a deadline when they need to respond back.

MINUTES

Following discussion, the Board approved the meeting minutes as presented (Motion - Frank; 2nd – Sulpizio; unopposed).

FINANCIAL REPORT

The Association's Financial Reports for the period ending October 31, 2018. Cash assets at the end of the reporting period totaled \$336,154.82, which included \$142,212.06 in Operating Funds and the balance in investments. Year 2018 assessments were 94% collected based upon budgeted revenue of \$447,432.00 and collection of \$418,910.30.

OLD/NEW BUSINESS

A MOTION WAS MADE AND PASSED TO approve the bid from LHLC to install the Christmas decorations in the amount of \$ 495.00 (Motion – Frank; 2nd Sulpizio; unopposed).

The manager will check to see if received an invoice from Excalibur Mosquito.

The Christmas parade will be on December 15th. Ms. Doyle will email the manager the flyer with all the information.

The Board agreed to mail the Christmas parade information, trash questionnaire and collection policy with the 2019 assessment statements.

The Board discussed the pool contract proposals A MOTION WAS MADE AND PASSED TO accept the bid proposal from DS Recreational Services, Inc. in the amount of \$54,300.00 (Motion – Frank; 2nd Foster; unopposed). The manager will send a cancellation to Texas Aquatics.

A MOTION WAS MADE AND PASSED TO accept the bid from DS Recreational Services, Inc. for removal of coping stones over 31 skimmer openings, chip down existing weir ledge and form new ledge and trim with 1 inch tile to match or compliment existing. Replace coping stones and grout to match or complement existing in the amount of \$10,662.63 (Motion – Frank; 2nd Foster; unopposed).

Trustee Frank and Trustee Sulpizio met with Mr. Venghaus to discuss the black mold in the pool; he will submit a bid for the removal.

A MOTION WAS MADE AND PASSED TO approve the bid from LHLC for irrigation repairs in the amount of \$4,424.09 (Motion – Frank; 2nd Poindexter; unopposed).

A MOTION WAS MADE AND PASSE TO approved the 2019 Budget with the change of the pool contract to \$54,300.00 (Motion – Frank; 2nd Sulpizio; unopposed).


The Board agreed to proceed with legal action for deed violation for #00015191 Caroling Oaks Court if the vehicles are not removed by December 1st. The manager will email the resident with the Board's decision.

The Board approved to send attorney demand letters for several deed violations.

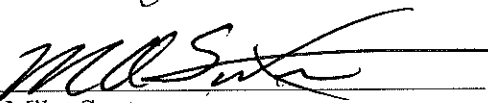
The Board agreed to proceed with legal action on delinquent accounts.

NEXT MEETING DATE

January 8, 2019

Prepared by  _____
Pam Valentine

Approved at the January meeting of the Board of Directors

Approved by  _____
Mike Saxton
President, OACIA

DJS: pv