

The Oaklands Homeowners Association

Monday, December 19, 2016

Annual Meeting Minutes

7:00pm – Call to Order

Board Members Present: John, Charlie, Andrew, and Mark

Homeowners Present: 36 homeowners present along with 51 proxies

Previous Meeting Minutes: Approved without amendment

Proof of Meeting Notice: Goodwin sent notice via mail and email

President:

- Introductions of board and 2017 Recap
 - Association is in good financial standing
 - Capital Improvements
 - RR 620 Improvements
 - Front island and sign removed
 - Playscape improvement
 - Pergola improvement
 - Bridge improvement
 - Security Cameras
 - 911 emergency phone
 - Amenity Center upkeep and updates
 - Repairs to association irrigation systems
 - Pool deck repairs pending
 - Parking is being enforced
 - Renters must send lease agreements to GMI

Treasurer:

- Association balance is up from ~\$308,000 to ~\$316,000 in the past year, however a pending payment of \$47,038.08 for capital improvements to playscape is still pending, so effective balance is down moderately.
 - In good financial standing
 - An audit is currently underway

Landscape:

- The Oaklands is coming up on its 25th anniversary
 - Lots of dead and dying trees that need to be addresses
 - The arroyos are being taken care of one at a time

NEC Committee:

- Playscape improvements
 - New playscape installed
 - Slab, stumps, and old trash cans removed
 - Looking for volunteers for the NEC Committee
- Pergola Swing pending installation per board's decision
- Chain swings to be installed this week

Social:

- Currently looking for a social committee chair member

Board Member Election:

- Board clarified that all elected members serve for 2 year terms
- The CCRs allow for up to 10 board members to serve
- Nominations from the floor
 - None received
- 6 candidates were listed on the ballot and introduced
 - New: Brad Harwick, Emily Cannon, Janise Page, Peter Walz
 - Returning: John Parrella and Andrew Robertson
- All members were elected unanimously to the board by a show of hand
- There are now 7 members on the board with Mark serving for 1 more year

Management Update:

- Review of balance sheet and income vs expenses for 2017
 - Association balance is up from ~\$308,000 to ~\$316,000 in the past year, however a pending payment of \$47,038.08 for capital improvements to playscape is still pending, so effective balance is down moderately.
- Goodwin Management services overview
 - Restriction enforcement
 - Parking in the street

Old Business:

- Residents were giving the opportunity to voice questions and concerns
 - Mentions of periodic wildlife infestations and what can be done about it
 - Questions were asked about how to make amendments to the CCRs
 - 2/3 of voting members or a majority vote at the annual meeting is needed
 - The board is already working on amendments for the CCRs
 - Concerns about the number of cars allowed in the garage and driveway
 - Trees dying and being removed from several places in the community
 - Landscape concerns can be emailed to landscape@oaklands.com
 - GMI will post on their website

New Business:

- No new business to discuss at this time

8:00pm – Meeting Adjourned