

The Oaklands HOA Meeting

Dec 3, 2018

Board members present: John Parrella, Mark Kesselring, Peter Walz, Brad Harwick, Emily Cannon, Janise Page, Andrew Robertson, Jordan Dedear (Goodwin property manager).

Meeting called to order at 7pm

Minutes from 2017 annual meeting have been approved unanimously

President Report

- Arroyos have been lifted
- Front entry has been redone
- Irrigation has been fixed and added crushed granite to most islands
- Fixed pool deck chronic issues have been fixed
- Entrance was moved to three lanes
- Lots of general maintenance to clubhouse area
- Cameras were installed and have been successful
- CCR have been started to be reviewed by a committee
- Charlie Hass passed away. He served the community for a number of years
- Give residents grace to get adjusted to new dues increase, no late fees for the first three months

ACC Report

- Thank you to Ron and Amy for helping review community home modification request and their effort to get responses to homeowners in a timely manner

Pool Report

- Working on general updates and
- Continuing to work on bids to fix the plaster and pump updating

Community Liaison

- Still working with the city to repair the sidewalks on Oaklands Dr where the two large cottonwood trees were removed

Reserve Study Group

- Started to work with KAH and should expect something by year end for the master plan

Treasurer Report

- No audit this year but will have one next year
- 17K over budget due to larger projects that we needed to address

Landscape Report

- Front lights on the main island need to be fixed as they were not on the last night and tonight
- As the master plan is going, need to enhance the front island with stone work, permanent lighting and nice flowers

Social Report

- No real update

2019 Board voting

- Ross Lanning (2221 Parkland Cove) has been voted to join
 - Lived in the Oaklands about 3.5yrs ago and works at GE and Navy Reserve
- Mark had been re-elected to another two year term

Managers Report

- Income Stmt
 - 133K income vs 160K expenses – due to lots of capital improvements
 - Irrigation repair has increased this year due to a number of repairs
 - Switch landscaping company and was able to save ~7K/year
 - Tree maintenance – trimming/lifting arroyos and clubhouse
- 2019 Budget
 - Need to reflect the increase assessment
 - Capital Exp has a large allocation to handle forecasted project
- Violations
 - 195 over the last 12 months; trash cans, landscape and parking
 - Issues with dumpsters and PODS in driveways, pls be sure to speak with the board and Goodwin
 - Form now includes the dumpster
 - 32 ACC submissions this year

Homeowner Input

- Amy Shoemaker – Sprinklers on Sweetwater Cv working?
 - Sprinklers in Sweetwater and Parkland have several issues so Peter decided to shut them off until we need them around Feb
 - Peter does lots of the landscaping work because it's his therapy
 - Peter would like to have more eyes in the neighborhood to let him know when things are broken
 - Sprinkler heads are \$5 and are meant to only last a year or two
- Lyle Simms - Meeting mins in newsletter?
 - Emily explained that they have not been in there but they are always on the website
- Residents feel that the board could have communicated the dues increase in a better way

Existing Business

- Lock on main door to clubhouse has been broken for a month or so. Looking at bids to upgrade the lock to work with our keycards
 - If we upgrade system, we will need to upgrade new fabs

Meeting adjourned 7:54pm. Move into executive session.