

Oakview Heights Homeowners Association

Board of Directors Meeting - 14 February 2012
Roy Community Center

Call to Order: 7:00pm

Roll Call: William Llewellyn, President
Angela Vendetti, Vice President
Laurie Shackel, Treasurer

Minutes:

The Board meeting minutes from the January 2012 Community Budget meeting were approved as written.

Approval of Vouchers:

The January 2012 activities report and financial statements from HOA Community Solutions were approved.

Old Business:

Liens:

All lien requests identified by HOA should be placed in accordance with current OHHA governing documents. Exceptions to policy due to extenuating circumstances may be requested in writing to the Board by the owner/owner occupant prior to the lien being put in force.

Budget Shortfalls:

a) The Board approved a Special Assessment to cover the un-budgeted costs associated with the winter storm damage and clean up and the costs of the stolen manhole covers and storm water grates. Total costs for these items come to \$2830.00. Rounding up to the next whole dollar amount, the total cost for each Residence within Oakview Heights

is \$35.00. This Special Assessment will be separate from and in addition to the required Annual Assessment.

b) The Board approved the levy of a Special Assessment to cover all costs not covered in the Community approved annual budget for any given year. This is to ensure the Reserve funds are not tapped into for un-budgeted expenses allowing this fund to accrue to meet required future expenditures.

c) Annual Assessment Increase: Beginning in 2013, the Board approved a programmed annual assessment increase of 5% every year designated for the Reserve account until such a time that the Reserve account has sufficient funds to meet all minimum repair and maintenance requirements of common property within the Oakview Heights Community.

Reserve Study:

The Reserve Study will be turned into HOA Community Solutions to be finalized and submitted.

CC&R Enforcement Policy:

The Enforcement Policy has been completed adopting all changes and recommendations made by the City Attorney Cathy Parker. Other changes will include the OHHA Collections Policy approved by the Board in early 2011, and the Due Process Hearings (Appeals). A final review will be conducted and a resolution formally adopting this policy will be presented at the March Board meeting. The final Policy will be posted on the OHHA website and a letter to all Residents will be sent out informing them of the policy.

New Business:

Front Entrance Flooding:

Coordination with the State DOT, Pierce County, and City of Roy must take place in order to properly and legally address this process as all municipalities have property in the immediate area of the OHHA front entrance. Mr. Llewellyn will begin the coordination process with these agencies.

Front Entrance Beautification Project:

The ACC presented and the Board approved a two (2) phase project to improve the curb appeal of the front entrance to Oakview Heights. The expenditure of not more than \$320.00 for Phase 1 has been approved with a completion date not later than 1 May 2012. Phase 2 is still in the specification and cost analysis process and will be presented to the Board for review and approval upon completion.

Other Items for Board Consideration

Reports:

President: No report.

Treasurer: No Report

Next Meeting:

13 March 2012 7:00pm

Meeting Adjourned:

8:05 pm

William Llewellyn, President:


