

# Oakview Heights Homeowners Association

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Board of Directors Meeting - 10 January 2012  
Roy Community Center

Call to Order: 7:03pm

Roll Call: William Llewellyn, President

Angela Vendetti, Vice President

Laurie Shackel, Treasurer

## Minutes:

The Board meeting minutes from the October 11, 2011 Board meeting and November 9, 2011 Community Budget meeting were approved as written.

## Approval of Vouchers:

The December 2011 and January 2012 financial statements were approved as published.

The December 2011 and January 2012 activities report from HOA Community Solutions was approved as written.

## Old Business:

### Budget Shortfalls:

At the November 2011 Community Budget meeting a breakdown of Oakview Heights financial liabilities and budget shortfalls were presented by the Board. While several ideas were presented on how to close the gap on these budget shortfalls, no actions were taken. Mr. Llewellyn said that while community participation would have the strongest benefits in meeting budget shortfalls, it was not enough and could not be depended on consistently. In the February meeting a proposal will be made to put in place regular projected annual dues increases of approximately 5-7% up to a maximum ceiling to be determined by the Board, and then use special assessments as required to cover budget the shortfalls for other required projects.

### Reserve Study:

The Reserve Study is still not completed. Mr Llewellyn will have it completed in time for the next Board meeting.

### CC&R Enforcement Policy:

The Enforcement Policy is close to completion. A complete review will be presented at the next Board meeting.

### Front Entrance Lighting:

This agenda item will be closed out as completed. No further action is required.

### New Business:

#### Crime, Vandalism & Theft of Manhole covers:

Since the last meeting there have been numerous reports and evidence of an increase in vandalism throughout the community. On or about 24 December 7 manhole covers were stolen from the front entrance area of the community; several homes have had their driven through as well as the front entrance and there have been several reports of suspicious vehicles and/or persons in the area. Dan Rozier from the Roy Police Department was present and stated that while these activities were increasing throughout the City, Oakview Heights has been targeted moiré often leading him to believe that the perpetrators are either residents or regular visitors of residents. Several options were discussed to help stem the tide of increased crime in Oakview Heights:

Placement of large rocks along the entrance drive: Mr Moore had budget estimate if this was a COA that the Board wished to pursue. The discussion centered on creating additional problems by trying to resolve one. What if these stone were painted or moved into the street or rolled into the fence. No decision was made.

Web-Based Video Surveillance: With the surge in video and web technologies, this is a possible option that could have very positive deterrent results, as well as assist the Police in the identification of possible suspects. While initial costs would be relatively high, they would not be cost prohibitive and maintenance fees would be low. The Roy Police were very positive about this option. The Board will look into cost estimates for this option.

Hire Security: This option would provide a physical presence dedicated only to Oakview Heights, but the costs would be very high. Minimum starting costs would be approximately \$30.00 per hour. This does not include possible other costs such as liability insurance etc.

Community Watch Program: Next to video surveillance, this is the most cost effective, greatest impact option, but is predicated on proactive long term participation from throughout the community. There are several training programs available to assist in setting up a community watch program at no cost to the community, and could possibly enable Oakview Heights to sign up for State or Federal grants.

Things the Community can do now to help reduce crime or the impact of crime in the neighborhood:

Ensure all homes have their porch and driveway lights turned on. Light is one of the best crime deterrents.

Be observant; ask strangers who they are visiting; report strange or suspicious behavior. Report persons loitering around the front entrance area.

Report all crimes regardless of how small, whether the Police respond or not. Crime statistics drive funding for Police, determine staffing levels for underserved areas, and assist in monetary grants, and help establish patterns of behavior, whether crimes are related or not.

The Board unanimously approved the expenditure of funds in the amount of \$824.00 plus tax for the fabrication of 7 manhole covers and one roll of adhesive to secure the covers. Bill Llewellyn will also look into the possibility of having the covers marked.

#### Front Entrance Flooding:

While this is not a new issue, several residents have requested that the issue be addressed and a resolution sought. The Pelitier's contacted the Board via email stating that they felt the situation was such so as to present a physical danger to their safety. The Pelitier's insisted that the Board address the issue immediately, but were unwilling to attend the meeting and participate in the process.

The issue with the front entrance flooding is multi-faceted and involved the physical condition of the streets, location of the drains, and construction of the drains. The Board will contact several vendors for price estimates to address some of the issues.

This has the potential to be a very costly repair. Once estimates are acquired a decision on how to move forward will be made.

#### Other Items for Board Consideration

Ms. Pirlo presented sketches for a plan she and Cloverfield Landscaping worked out to improve curb appeal in front of the monument. Bill Llewellyn asked that she come back to the February meeting with a cost breakdown, statement of work, and projected work timeline. The Board agreed that this is something that should be considered; Ms. Pirlo will serve as the project manager and a deadline for work completion will be set at the February meeting.

#### Reports:

President: No report.

Treasurer: No Report

#### Next Meeting:

14 February 2012 7:00pm

#### Meeting Adjourned:

8:25 pm



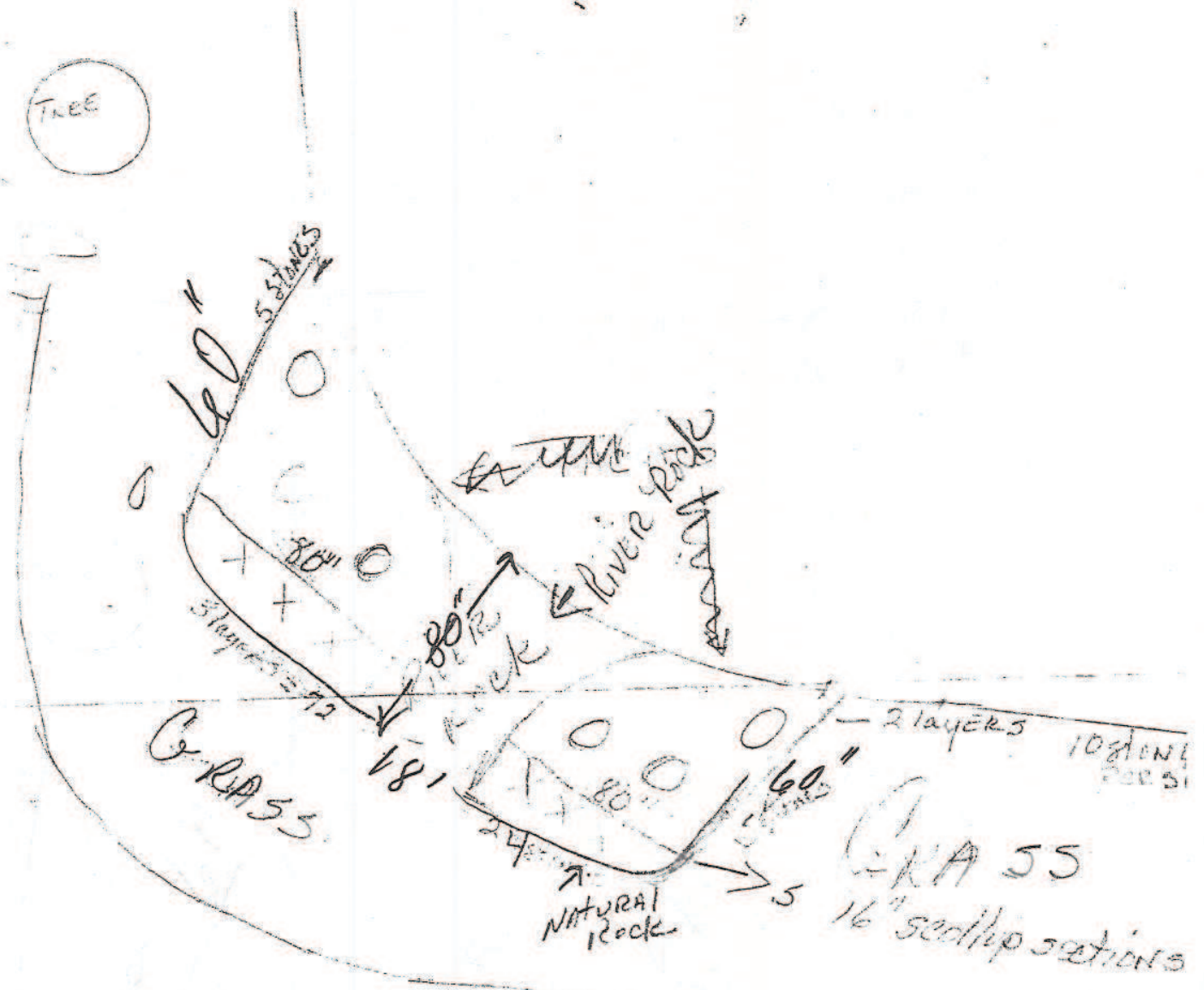
William Llewellyn, President:

**AGENDA**  
**Oakview Heights Board of Directors Regular Meeting**  
**Roy Community Center      January 10, 2012      7:00 PM**

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- 1) **CALL TO ORDER AT 7:00 p.m.**
  - a) Roll Call - Attendance/Absence Statement
- 2) **APPROVAL OF MINUTES:** October 11, 2011 regular Board meeting and November 9, 2011 Budget Ratification and Community meeting.
- 3) **CONSENT CALENDAR:**
  - a) Approval of Vouchers:
  - b) Treasurer's Report
  - c) Monthly Activities Report
- 4) **CITIZEN'S REQUEST TO BE HEARD:** (Limit comments to 3 minutes per person)
- 5) **OLD BUSINESS:**
  - a) Budget Shortfalls
  - b) Reserve Study
  - c) CC&R Enforcement Policy
  - d) Front entrance lighting
- 6) **NEW BUSINESS:**
  - a) Vandalism and theft of manhole covers
  - b) Front Entrance Flooding
- 7) **REPORTS:**
  - a) President -
  - b) Commissions -
  - c) Committees -
- 8) **BUILDING PERMITS:** None.
- 9) **ANNOUNCEMENTS:**
- 10) **OTHER MATTERS FOR BOARD CONSIDERATION:**
- 11) **ADJOURNMENT:**

12" x 12" STONES - 8<sup>+</sup> STONES  
 16" scallup sections - 10 STONES



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