

MINUTES  
OAKVIEW, POA  
BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 1ST, 2024

---

- I. **Call to Order and Certification of Board Quorum** – Adam called the meeting to order at 3:31 p.m.
  - a. **Board Members Present** – Julian Walls, President; Deborah Karambelas, Vice President; Carol Price, Secretary; Heinz Eichmann, Treasurer; John Bruhy; Director at Large
  - b. **IMC Representatives Present** – Adam Hartzog, Association Manager; Nick Levy, MIT; Ariyanna Johnson, Minutes
  
- II. **Approval of Minutes – December 7, 2023** – Julian made a motion to approve the December 7, 2023 Board meeting minutes, as presented. John seconded the motion. The motion passed without opposition. Deborah and Carol abstained from voting.
  
- III. **Ratifications**
  - a. **Pool House Painting** – Heinz made a motion to ratify the January 8<sup>th</sup> email vote to approve of HH Painting quote for \$12,600 for the painting of the pool houses. Julian seconded the motion. The motion passed without opposition.
  
- IV. **Financial Reports**
  - a. **Cash Position** – Adam reviewed the reconciled cash position of all accounts as of December 31, 2023. Adam is to send a 2024 budget pie chart to the board for consideration.
  - b. **Accounts Receivable (Executive Session)** – Executive session started at 3:57 p.m. Executive session ended at 4:11 p.m.
  
- V. **Committee Reports**
  - a. **Compliance (Executive Session)** - Executive session started at 3:57 p.m. Executive session ended at 4:11 p.m.
  - b. **Routine Compliance Surveys** – The Board requested a monthly report of findings/violations.
  - c. **ARB** – Deborah made a motion to require Board approval for all ARB requests prior to granting approval of the work to the owner. Julian seconded the motion. Heinz abstained. The motion passed without opposition.
  
- VI. **Old Business**
  - a. **Basketball Hoop Installation for Lot 5 Silver Oak Drive** – Tabled.
  - b. **Scott and Rachel Wild – Common Area Landscaping** – Completed.
  - c. **Oakview Road Fence** – Julian made a motion to ratify the email vote for the approval of Graybar's quote of \$46,260 to install new fencing. John seconded the motion. The motion passed without opposition.
  - d. **Split Rail Fencing** – Then Board decided to plant two more bushes in the open space to prevent vehicle parking in that area.
  - e. **Reserve Study** – Tabled. Heinz will review this with the board in due time

**MINUTES**  
**OAKVIEW, POA**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, FEBRUARY 1ST, 2024**

---

**f. Pool House Painting** – To be scheduled.

**VII. New Business**

- a. Road Repair and Sealing** – The Board has received one quote for the job and is still awaiting two detailed quotes. Once the next quote is received, the Board will hold an email vote to approve.
- b. Pool Maintenance Contract** – The association needs to hire a new pool maintenance company. Adam will work alongside Deborah to contact pool maintenance companies for quotes to relay to the Board at their next meeting.

**VIII. Next Board Meeting – Thursday, March 14, 2024 @ 2 p.m.**

**IX. Adjournment** – With nothing further to discuss, **Julian made a motion to end the meeting at 5:10 p.m. John seconded the motion. The motion passed without opposition.**

APPROVED