

OAKVIEW HOA

Board of Directors Meeting

Date: May 15, 2024

Time: 4:10 P.M.

Members Present: Julian Walls, *President*; Debra Karambelas, *Vice President*; Carol Price, *Secretary*; Heinz Eichmann, *Treasurer* and John Bruhy, *Director at Large*

HTA Staff Present: Doug Skelly, *Founder of HTA*
Mark Megliore, *President/Director of Accounting*
Scott Connal, *Property Manager*

I. Call to Order: The meeting was called to order at 4:10 p.m.

II. Approval of Minutes: The minutes of the Regular Meeting held on April 16, 2024, were unanimously approved.

III. Mark Megliore: Because this is a new property to High Tide Associates, Mark gave an overview of the current financial situation and how the monies were appropriated. Owners in arrears with regime fees were discussed as well those that are with the attorney for collection. High Tide will investigate to make status more definitive. Outstanding monies paid and bills with previous management company will be turned over to HTA. Mark will follow up.

IV. Approval of Agenda: Scott Connal introduced himself and presented an initial list of items to be reviewed.

- a. Landscape Report: RMG Landscaping – Discussed ground maintenance at length. Carol and Scott will meet with the landscaper to discuss expectations. Ruben checked the irrigation system.
- b. Pool Vender Report: Sweetwater Pool. Scott will meet with Mike of Sweetwater Pool to learn general mechanics of pool operation in case of emergency.
- c. Gates: Custom Security: Gates needs some work as they are rusting. Operating okay at this time. The Previous Reserve Study report will be provided to review life expectancy of gates. Will be reviewed to give an overview of entire community.
- d. Home Property Conditions: Scott took photos for review. Previous property manager will be asked to submit a list of those properties that were warned/fined for violations.
 - 1) Illegal Parking – Owners will be encouraged via newsletter to notify HTA if people are parking illegally. Rules & Regulations as well as fine structure will be included in the newsletter.
 - 2) Vacant lots overgrown: #9, #18 and #83. Violation notices will be sent to owners.

V. Old Business:

1) Blue Painted House in Violation of Approved Colors of Community. Minor Haight & Arundel will be asked for a summary of information they have been provided with or need. The board unanimously approved hiring Bannon Law as their new attorney.

2) ARC Members Update: Falco Langel, Merrill Pasco, and Karla Vincent. The board discussed ARC expired terms and applications. ARC will be asked to keep the Board informed of decisions before they send anything out to owners. A suggestion was made that a Board member sit in on ARC meetings.

3) Fence: Graybar will begin Monday to install a new fence. Graybar will be asked to make the existing contract more definitive. The existing contract has not been signed by anyone. A question arose as to whether or not wood pickets already delivered to property by Espy Lumber were pre-treated. Slats do say they are pre-treated. Scott will research the project.

VI. New Business: None

VII. Meeting Adjournment: Meeting was adjourned at 5:51 p.m.

Approved Date: _____

Approved by Julian Walls
Board President