

OAKVIEW HOA

Board of Directors Meeting

Date: July 11, 2024

Time: 2:29 P.M.

Members Present: Julian Walls, *President*.
Debra Karambelas, *Vice President*.
Heinz Eichmann, *Treasurer*
John Bruhy, *Director at Large*

ARC Members Present: Falco Langel, *Director*
Karla Vincent, *Member at Large*

HTA Staff Present: Mark Megliore, *President/Director of Accounting*
Scott Connal, *Property Manager*
Laloni Wikel, *Assistant Property Manager*

I. Call to Order: The meeting was called to order at 2:29 p.m.

II. ARC Meet and Greet: Scott thanked Karla, Falco and Merrill for attending the Architectural Review Committee Meet and Greet. The ARC will try to meet monthly.

Q: What is the timeframe for Smart Web program?

A: It has not yet been switched from the previous property management company since there is still some information outstanding from the previous management company. HTA will follow up.

Q: Is there a guidebook as to designs and colors for community?

A: Changes are approved on an individual basis.

III. Approval of Minutes: The minutes of the Regular Meeting held on May 15, 2024, were unanimously approved.

IV. Financials: Mark Megliore and Heinz Eichmann

a. May was a transitional month from the previous property management company. All back financials have not yet been received as several accounts are still in the process of being closed.

b. Mark and Heinz reviewed current financials. Heinz will investigate banks for the highest interest rates.

c. Liens will be put on properties with outstanding regime fees.

d. The board unanimously voted to cash \$50,000 CD and move it into Coastal States Bank into Reserve Account.

V: Old Business:

1) Blue Painted House in Violation of Approved Colors of Community. The board unanimously voted to change law firm from Minor, Haight & Arundal to Meredith Bannon Law Firm who will then take over Blue House case.

2) Fence: Should be completed by 17th.

- 3) Road Sealing: HTA will notify residents when seal coating is taking place to include:
- Schedule and map.
 - Where to park.
 - Must turn irrigation off 24 hours prior to work.
- 4) Pool: HTA working closely with Sweetwater Pool Co.
- 4) Custom Security: HTA maintains gate codes. They will be changed annually and also changed as needed.
- 5) Parking Illegally: Violators will be notified accordingly and may be subject to fines.
- 6) Landscape Report: RMG Landscaping will be asked to provide a monthly schedule of work provided.
- 7) Gate Code: One code will be given for the year.

VI: Next Meeting: Tuesday September 10 at 2:30 p.m.

VII. Meeting Adjournment: Meeting was adjourned at 3:51 p.m.

Approved Date: _____

Approved by Julian Walls
Board President