

The Oaks Board of Directors Meeting Minutes

Tuesday, February 10, 2026

7:00 PM

Neighborhood Clubhouse

Call to Order and establish a quorum – At 7:00 PM, President James White called the meeting to order and a quorum was established.

Board Members present:

James White

Gene Bartkiewicz

Wendy Jones

Lindsey Kedrowski

Vilma Caesar (via phone)

Susan Vance (via phone)

Board Members absent:

Ellen Livingston

Robert Strauch

Jennifer Johnson

POA Members present:

Bryan Murphy

Jimmy Coley

Approval of Minutes – Secretary Ellen Livingston provided copies of the 1-13-2026 Board Meeting Minutes to all Board Members via email. James White made a motion to approve the minutes. Gene Bartkiewicz seconded the motion, and all agreed.

Members Forum – Bryan Murphy – Mr. Murphy reported that he thought the Town Hall was very informative. He wanted to know what the Board has done to try to lower costs. He stated that he thought the previously sold property would pay for all the capital improvements (pavilion, playground, and gates) and wouldn't be funded by available funds. James White told him that the information on the sale of the property did not indicate that it would pay for all the capital improvements and the balance was to be paid out of the available funds, and it was submitted to the property owners as such on the ballot. James then mentioned how we have saved \$5,000 a year by switching pool service, we negotiated free trash pick-up at the parks and clubhouse, switched to QuickBooks for accounting purposes, and securing multiple bids for needed work. Mr. Murphy expressed interest in projected reserve amount, and projected maintenance for amenities.

Jimmy Coley – Mr. Coley asked the Board if dog owners who have dogs that bark for extended periods of time be fined in some way. It was determined there is a clause in our by-laws about not letting dogs become a nuisance. James White will draft a letter letting the dog owners know there have been complaints and they need to comply with the by-laws.

Officer Reports –

President – James White thanked the Funding Committee and Board for all the work on the Town Hall presentation.

Vice President – None

Secretary – No pending motion on the motion log.

Treasurer – Wendy Jones gave a summary of the Treasurer's report. She explained that expenses were high this month due to a new pool pump and filter and insurance. The balance is \$29, 846 and money market account balance is \$25.704. There were no questions. James White made a motion to approve the Treasurer's Report. Gene Bartkiewicz seconded the motion, and all agreed.

POA Funding Committee – Update on Town Hall Meeting – Gene Bartkiewicz reported that a total of 31 POA members attended the Town Hall meeting on Saturday, February 7, 2026. Gene reported that there was support for increasing the yearly dues.

Maintenance Committee Report – Gene Bartkiewicz reported that the new pool pump installation and the frame for the electrical components are completed, and he is still working with New Braunfels Electric and PEC to get the gate at Cove Park hardwired for electricity.

Communications/Social Committee Report – None

Architecture Committee Report – None

Financial Committee Report – Lindsey Kedrowski gave a summary of the Finance Report. James White requested that the new pool pump be moved from capital improvements to repairs. Wendy Jones made a motion to approve the Financial Report. Gene Bartkiewicz seconded the motion, and all agreed.

Legal Committee Report – Susan Vance reported that she is working with the title company to release the lien on 123 Poolside. James White asked if there was an accounting of the financial transaction between the substitute trustee and Wells Fargo. Susan reported that our lien isn't enforceable, but she would try to get financial information about the sale of this property.

Old Business – none

New Business – Gene Bartkiewicz asked the Board Members who are up for re-election if they are interested in being a candidate. Wendy Jones will let the board know, Lindsey Kedrowski said no. Jennifer Johnson was absent, and Vilma said yes. James

White said he would reach out to Robert Strauch to see if he wants to still be on the board, or if he would like to resign. James White reminded the Board that a candidate solicitation letter needs to be mailed out to the POA membership. Gene said that should be done near the end of March. There was a lengthy discussion about what items should be included on the ballot. Gene will work on the ballot and ask board members for their input. James next reminded the board about the Neighborhood Trash Day on March 28th.

Adjourn - At 8:42 Gene Bartkiewicz made a motion to adjourn. Wendy Jones seconded the motion, and all agreed.