

Oaks Board of Directors Special Meeting

Monday, April 14, 2025

7:00 PM

Neighborhood Clubhouse

Call to order and establish a quorum – President James White called the meeting to order at 7:00 PM. Board Members were counted and a quorum was established.

Board Members present:

James White

Gene Bartkiewicz

Ellen Livingston

Wendy Jones

Robert Strauch

Barrett Hansen

Lindsay Kedrowski

Vilma Caesar (called in via phone at 7:33 PM)

Oaks POA Members present:

Dalia Pena

Diane Hummel

Danae Delaney

Susan Vance

Mike Delaney

Pat Magdich

Steve Magdich

Michael Pavur

David Livingston

Jimmy Colley

Dottie Disanto

Members Forum – POA Member Dottie Disanto was present to express her desire to volunteer, if needed, to keep the management of the Oaks from being turned over to a property management company. All other members were present to discuss the rebuilding of the burned home located at 695 Red Oak Woods. Dalia Pena and Diane Hummel, residents at 681 Red Oak Woods, presented their objections to the approval of the previously granted construction variance at 695 Red Oak Woods. They are objecting to the eaves of 695 Red Oak Woods encroaching 16" into the 5' set-back and would like for the owner of 695 Red Oak Woods to move the existing slab. Michael Pavur, resident of 695 Red Oak Woods, presented his case for allowing him to rebuild his house according to the previously granted construction variance. Mr. Pavur noted that the eaves of 681 Red Oak Woods also encroach on it's own 5' set-back. After Board Members asked both concerned parties clarifying questions, and received comments from the other present POA members, President James White stated that the Board would discuss the issue during the Executive Session.

Discussion of future expenses for maintenance – Wendy Jones presented a Reserve Funding Model to help guide the Board on deciding which and when POA assets will

need updating or maintenance. After a lengthy discussion of each item and analysis of available funds, Wendy Jones made a motion to move forward as soon as possible with painting the exterior of the clubhouse, installing dirt around the pavilion, installing new decking or cement by the pool bathrooms, and replacing/repairing other decking and benches at the pool. James White seconded the motion, and all agreed. James White next made a motion to add 4 more picnic tables to the pavilion. Robert Strauch seconded the motion, and all agreed.

Ballot discussion – Annual Meeting date – James White brought to the Board’s attention that the annual meeting is on Father’s Day weekend and could/should the date be moved. After a discussion, it was decided to keep the meeting on the second weekend of June in accordance with the bylaws. Currently there are 5 positions needing to be filled and 6 members have submitted their names. Wendy indicated she would reach out to 2 members who said they would submit their names, but have not done so, yet. (Susan Vance and Robert Thoele). Barrett Hansen led a discussion about requiring neighbors’ approval before granting a variance and whether to add this to the ballot as a change to the deed restrictions. After a brief discussion, Barret Hansen made a motion to table this proposal. James White seconded the motion, and all agreed.

Executive Session – Board Members only – Ellen Livingston made a motion to enter into Executive Session to discuss the construction variance needed for 695 Red Oak Woods. Gene Bartkiewicz seconded the motion, and all agreed. After discussing the issue, the Board decided more legal clarification was needed. Barrett Hansen will set up a Zoom meeting with the attorney Bill Crist as soon as possible.

Recap of Discussion – A decision about the construction variance for 695 Red Oaks Wood will be decided after receiving more legal advice from the Board’s attorney.

Adjourn – At 8:54 PM James White made a motion to adjourn the meeting. Robert Strauch seconded the motion, and all agreed.