The Oaks Board of Directors Meeting

Tuesday, September 8, 2026

7:00 PM

Neighborhood Clubhouse

1. Call to Order and establish a quorum –Meeting was called the meeting to order at 7:00 . Board Members were counted and a quorum was established. Board members present: Susan Vance (via phone), Bryan Murphy, Vilma Cesar (via phone), Gene Bartkiewicz, Lindsey Kedrowski, Barrett Hansen, Jeronimo Trevino (JT).
   POA members present: Karen Hoyer, Sharen Hoyer, and James Fletcher. Mike Johnson is present briefly.
2. Approval of Minutes – August minutes were not read but will be posted. Gene Bartkiewicz made a motion to approve the minutes. Bryan Murphy seconded the motion, and all agreed.
3. Members Forum – James Fletcher said he was there to keep tabs on the pool renovations, but had no other comments.
4. Officer Reports –
   President – None
   Vice President – To renew Officers and Liability Insurance Bryan Murphy will call Mike Flowers Insurance Agency in September regarding renewal and contact Insure It All (Jamie Bradley) in October for renewal of the other policy.
   Discussion about email for renewal of website through Wix. Lindsey Kedrowski will follow up with Wendy and respond to the email if it is legitimate.
   Secretary – None
   Treasurer – Lindsey Kedrowski presented the Treasurer's Report. There were no questions. One amendment to the Treasurer's Report. Gene Bartkiewicz made a motion to approve the Treasure's Report. 65 properties are late and past due will go out. The late fee (10%, $75.00) will be assessed ten days from the date of the meeting, September 18, 2026. Zelle is currently the only online method of paying dues but Lindsey Kedrowski will explore other options. Payment Plans are also available through Lindsey Kedrowski. Bryan Murphy moved that the Board accept the Treasurer's report. Gene Bartkiewicz seconded the motion, and all agreed.
5. Maintenance Committee Report – POOL: Shock was administered on Labor day due to miscommunication within pool company. The chemical levels were not at an unsafe level, but Bryan Murphy added two hours of water to the pool. (Lisa

Damaron has previously volunteered to track pool chemical levels.) The sign stating when the pool was treated has been taken down and we will rely on the "open/closed" sign. (See also New Business)

LANDSCAPE proposal from Turner Adams regarding trees, grind stumps, remove all brush and log piles, create a three foot perimeter around the pool fencing, and remove unwanted growth within the pool area. $1,786.13. Bryan Murphy will gather other quotes.

MOWING: Bryan is getting bids on mowing certain areas of Charter Park, Cove Park, and the club house/pool area, including the inside of the pool area.

6. Communications/Social Committee Report – OCTOBERFEST: October 17th starting at 6:00. Vilma Cesar estimates costs under $150 for expenses. SIGNAGE: Jeronimo Trevino will work with Vilma Cesar to figure out signage. Previously the Board has not required motions for expenses under $300 so no motion is made. Send notice to members via email.
7. Architecture Committee Report – Mike Delaney (head of the Architectural Committee, not a board member) was not present. Only report was regarding a home on Red Oak that went up for sale and it was discovered that no variance was requested and the lack of variance nearly stopped the sale of the property. James Fletcher will consider assisting on the Architectural Committee.
8. Financial Committee Report – Jeronimo Trevino recommends amending budget to reflect an anticipate $3,000 increase in insurance costs. Jeronimo Trevino also suggests that we categorize predicted increases as inflationary or other in creating long-range budgeting.
9. Legal Committee Report – VARIANCES: sending information to members about the need for consultation with Architecture Committee before something is built so that variances can be applied for prior to the start of construction. FORMS: standardization of Forms to go on web for members to access. DIGITIZATION of stuff we have to retain long-term.
10. Old Business – Delay Jeronimo Trevino's presentation on options for upgrading website until October. Canyon Springs Resort web designer will assist in presentation.
11. New Business – AGENDA: perhaps send to all members in advance of the monthly meeting. Balance too many communications with too little communication. WEBSITE: in proposed alterations, set up a way for POA members only to access complete financial information. Until we can accomplish that, all members can request to review all financial information in person. POOL: Three bids solicited by Pool Committee for renovation of pool with quartz upgrade to plaster to improve longevity of renovations. Requested quote to include just repairing tiles around

skimmers verses simply replacing all tile. Based on age of tiles and difficulty in matching tiles as well as risk of damage to tiles while old plaster is being removed, Pool Committee recommends replacing all the tiles. 20% of base bid is included to take into account possible cost overruns. Bids are good for 30 days. GATE KEYPAD POST: has been struck again and needs to be moved and made more difficult to damage. Replacement of keypad on same post cost $173 for a new keypad. Bryan Murphy did the replacement at no cost to membership. Mike Johnson offers his services to assist Bryan Murphy in moving to the pole in a safer location and perhaps setting up something to protect the actual post for being damaged if struck. We need some way for members who get stuck inside either park. Further discussion is needed. FEE SCHEDULE: Barrett Hansen to make a list of what the POA charges for non-punitive fee such as Resale Certificate, Filing Lien, Release of Lien, replacement of lost keys, and failure to request approval for any construction or at least requesting variances prior to beginning construction for posting on the website Barrett Hansen also will draw up a list of proposed punitive fines for both "high level" and "low level" infractions. GATES TO PARKS – What happens if someone gets stuck inside the gate? Bryan Murphy and Jeronimo Trevino to look into how to get an emergency number that can be picked up by various board members. ACCESS TO FINANCIALS: Website is not private so although members deserve to have access to all the financial information, we don't want to make that information accessible to anyone. All financial information is available to any member at each meeting or through a request to view the financials until the website is updated to allow pages to be secured from the public but accessible to members.

12. Adjourn – Barrett Hansen moves to adjourn and Gene Bartkiewicz seconds the motion.