

Oakwoods HOA Board Meeting
December 1, 2022
Location: Wendell Niepagen Greenhouse

Board Members in attendance: Ericka Osback, Terry Jackson, Mary Cotton, Lydia Sheehan, and Tina Eades

Residents in attendance: Brad Cotton, Jane Swaney

Meeting called to order at 6:30

Approve Secretary's minutes:

- Lydia motioned to approve the October Board Meeting minutes (there was no meeting in November). Terry seconded the motion. Vote was unanimous.

Treasurer's report:

- Lydia called I Check Gateway. They work with Heartland Bank on the portal to get changes Lydia requested. They've submitted a support ticket. They aren't able to change the amount that they transfer to QuickBooks. The manual way is the only option they know. Lydia will contact QuickBooks.
- Lydia will also be contacting Jamie Klawitter. If there are supposed to be financial statements from QuickBooks, there are accounts QuickBooks doesn't know about.
- Aging Dues Report – we can take one off the list!
- Bi-annual billing. There are 30-something folks that utilize this. Some of those people signed up for email billing. Lydia will try to give 45 days to pay. The statements will be sent out the end of January. The first half will be due by March 15 – the second half by July 15. The two-payment option was created when the association fee doubled.
- Terry, Mary, and Brad feel the option to pay 1/2 and 1/2 should be eliminated.
- New homeowners are given the annual paper bill.

Presentation of 2022-2023 budget:

- There will be a Zoom meeting held December 5 at 6:30 to discuss the Financial Management role with Paul, Lydia, Terry, and Tina.

- Karen was not able to attend the meeting but had communicated prior that she supported the Budget as is. Jeff was also not able to attend, but communicated prior that he was against the Block Parties being funded by the HOA. His thoughts are the money should be spent on activities for the entire neighborhood.
- Mary felt the block party idea didn't go over well and we should take the money and do something bigger at the park.
- Erika suggested we change the block party amount from \$200 to \$100. That way we don't totally eliminate the idea for the coming year, and we allow more money for activities for the entire neighborhood.
- Tina motioned to vote on this, Terry seconded. The vote was unanimous to reduce the block party funds from \$200 to \$100. This will give an additional \$1,300 available for neighborhood wide events
- We reviewed the Budget lines. Lydia explained the new lines for 2023:
 - o Accounting / Financial Services = taxes
 - o Corporate Management Fee = payment portal, QuickBooks
 - o Financial Assistant position
 - o Office Supplies/Services
 - o Street Safety
- Terry motioned to approve the budget. Mary seconded. The vote was unanimous.

Discussion on the Advisory Council – going forward in 2023:

- Brad went over the history of the Advisory Council: August of 2021 the Advisory Council was created as a means of assisting and supporting the Board on various tasks. A lot of good things have come out of the committee:
 - o Kevin/volunteers cleaned one of the Commons areas
 - o Special Events Committee – ice cream social, food trucks, neighborhood cookout, Halloween party
 - o Initial meeting had a lot of people indicating they were interested in volunteering. But not as many have helped.
 - o Terry suggested we contact the people who initially said they were interested in volunteering to see if they're still willing to help. Brad will compose a letter.

Storage lot update:

- Tina reported that Jack from CAM met with Paul, Tina, Brad, and Steve at the storage lot on November 16. He was able to explain the current condition of the lot is due to the time of the year it was applied, Fall, vs. Spring or Summer, where sun helps the solidification of the surface. This, along with traffic on the lot, will continue to help. The places that aren't driven on often will continue to see more of a gravel feel.
- Jeff has a record of all items in the lot, and each should have their sticker attached.

Open Forum:

- Erika talked about the meeting held with BPD and Alderwoman Donna Boelen, attended by Erika, Deisy Velasco, Jeff Stromberger, Mary Cotton, and Andrew Eich. Officer Chad Hitchens and the Chief were in attendance. Police have been going thru the subdivision. To add more speed humps, we need more data to determine if and where these should be placed.

Update about Fall cleanup:

- There were 11 people there, which was a great turnout! The trail off Woodhavens was cleaned and new mulch added from Woodhavens to Lakeview. Trash was also picked up around the back of the park.
- Spring Cleanup is scheduled for Saturday, March 18. The plan is to advertise earlier and get more people involved.

Adjourned at 7:49

