

OAKWOODS HOA BOARD ZOOM MEETING

Tuesday, December 17, 2024

Board Members in Attendance: Andrew Eich, Erika Osback, Dan Romero, Terry Jackson, Cecilia Diebert, Jeff Stromberger, and Tina Eades

Call To Order: 6:34

Approval of Previous Meeting Minutes: Terry motioned to approve the October minutes; Erika seconded the motion. Motion carried.

Approval of 2024-2025 Budget: Terry motioned to accept the budget; Erika seconded the motion. Motion carried.

Treasurer's Report: Erika will be contacting the accountant that Mary & Brad Cotton recommended. The fee is potentially much lower than what we currently pay and they are very reputable. We will need a 1099 for Lydia as well as our taxes done. Erika also advised our Annual Filing Status needs to be updated. Andrew will contact Ben Knapp.

OHA Aging Report:

- One homeowner agreed on October 3 to make 3 monthly payments on their delinquent dues, but has failed to pay anything. Erika will contact our attorney after the holidays.
- One homeowner will face an arrest warrant if they do not appear in court regarding their delinquent dues.
- We are attempting to find a contact for the residence whose homeowners both passed.

New Business:

- Budget: The fee structure for closing letters was discussed. Jeff proposed increasing the fee from \$30 to \$100 for requests needed in 7 days or less.
- We had a comment that was given to the Board on the last snowfall of the unacceptable way their cul-de-sac was plowed (or not plowed). A suggestion was made to add snow removal information onto the FAQs on the website.
- Jeff will be requesting quotes for lawn mowing services for the upcoming season to verify we're paying the best price for the work we need done.
- Tina will contact Steve Ambrose to get an idea of the Activities Committee tentative budget and plans for 2025.
- Dan called Ameren and Corn Belt regarding 3 street lights that were out.
- An idea was given regarding a charitable event potential for next Christmas season, which would involve homeowners in the subdivision. More discussion will be needed.

Next meeting will be held on February 18, 2025

Meeting adjourned at 7:50.