

OAKWOODS HOA BOARD MEETING

JUNE 17, 2025

PAUL BAKER PAVILLION

Board Members in Attendance: Andrew Eich, Erika Osback, Tina Eades, Terry Jackson, Cecilia Deibert, Dan Romero

Board Members not Present: Jeff Stromberger

Residents In Attendance: Brad Cotton, Laurin & Travis McCaslin, Valerie Denison, Brian Alsup, Dan Bialeschki

Call to Order: 6:06

Approval of Secretary's Minutes:

- Minutes from the April meeting were emailed to the Board prior to the meeting to review. Erika motioned to approve; Terry seconded. Motion carried.

Treasurer's Report:

- The checks written and budget updates were emailed to the Board prior to this meeting to review. Everything looks good!

New Business:

- Valerie Denison, Laurin & Travis McCaslin, and Brian Alsup discussed their request for a "dead in" sign to be posted on the north part of Edgewood. Prior to this meeting, they were told there weren't funds in the budget at this time. They have since bought everything to put the sign up and came asking for permission to do so. Valerie indicated there are 21 kids/grandkids that live and/or play on their street. People turn down that side of Edgewood, thinking it leads out of the subdivision. Discussion centered around any city ordinance and where/how the sign can be placed. Brad said 12 inches in is the "easement". The suggestion was given to place the sign in the yard of the grey house. Andrew will talk with the homeowners to see if they would be in agreement. Valerie, Laurin, Travis & Brian advised they will do the labor, we just need to tell them where to place it. They also offered to buy another sign and put two up to cover the bases.

Dan Romero made the motion to approve adding the signs on Edgewood. Erika seconded. Motion carried.

- Dan Bialeschki came to the meeting with concerns about the neighbor's trees at 2305 Timberview. He requested to have two trees cut down. The trees have berries, the birds eat the berries, and then they "bomb" his house and yard. Dan also felt it could be a slip and fall hazard for people walking on the street. Erika will provide Dan the police officer's name to contact who works with our neighborhood. Dan attempted to talk to the neighbor, but he was not responsive.
- Brad reported that two entrances on Edgewood will most likely need blacktop. We have never heard back from Eppel for the concrete troughs. Brad will follow up again with them and see if we can still have the work done this year. There is enough money in the budget available for patch work. Debating if we should go with Stewart again. Their bid is \$37,000, but there is an issue with their work as the concrete isn't thick enough, as well as the way they brace it. Swanson Concrete - \$28,000 was last year's bid. We would need a new bid from them.
- Terry gave a report on the meeting with our Financial Manager, Lydia:
 - o She is currently using her own printer. Terry proposed \$300 to purchase a Lazer printer for her use. Andrew indicated there is one available at Office Depot for \$120. Lydia uses the printer for all the closing settlements as well as miscellaneous documents. Toner is \$85 for 3,000 pages. The subdivision owns the computer she's using so Terry proposed we allot \$300 for the printer and replacement cartridge. Erika seconded. Motion carried.
 - o The guidelines for checking the PO box have been set. The Board will pay for one trip per week to the post office June 1 – October 31. From November 1 to May 1, once every other week.
 - o Currently there are two authorized people to sign checks. We would like to add one more. Cecilia has volunteered to be the third person.
 - o With Lydia having an annual contract as the Financial Manager, Andrew will talk with Jeff about reviewing it for any changes prior to her signing for the upcoming year.

- Quickbooks isn't made for an HOA. Research will be done to find an alternative to Quickbooks; potentially one that includes mail capabilities. Erika will talk to Ironwood HOA and see what they do. Lydia would need to try a new option out and see if it would be relatively easy to transfer.

Old Business:

- The parking situation at the end of Ivey has not changed (at times multiple trucks are parked in a way that blocks other vehicles, especially larger vehicles like the garbage trucks) from being able to turn around without using the neighbors' driveway. Andrew will continue to attempt to contact them. Prior attempts were not successful.
- Erika has plain white corrugated signs to place at each entrance to remind residents of the deadline for Association dues. She will talk to Danna about making them.
- Andrew will work on the park signs.
- Speed limit signs need updated.
- Andrew had the idea of adding "no outlet" to the cul de sac signs. He indicated the traffic safety sign store is pretty reasonable. Erika will ask Rich for a bid.
- Andrew & Erika discussed the information we received from Elizabeth, our tax lady. We are being named in a lawsuit regarding 13 Edgewood. The property is going into foreclosure and we are included in the lawsuit because we have a lien. Our lawyer said this is nothing for us to worry about.
- There is a line item in our budget for Corporate Management Fees – for \$2,000. Does anyone know what this is for? No one did at this time.
- Since some people have requested information on the budget, the thought is to post the budget on the website and on the board in the pavilion.
- A neighbor also suggested a garbage can in the park, which would be a great idea if we had someone who could change out the garbage bags regularly and make sure a lid is kept on it to deter animals from getting in.

Adjourn at 7:42