

# DRAFT

## Lakes at Oakmont Homes Association

### 2013 April Meeting

18 April 2013

Location: Library

6:30PM Monthly meeting was called to order.

#### In attendance:

2011-2012 term: Doug Baldwin, Steve Rolofson

2012-2013 term: Sue Palm, Cindy Noble

#### Bills up to date.

- There were no additional bills, beyond the recurring ones.
- Dues status: Report received from accountant; late fee billing to begin in May.
- \$550, including \$250 the for tax preparation, was paid to the accountant.
- CD was closed out and placed in a separate tax-exempt savings account.

#### Lake Project:

- Work is on hold due to weather.

#### Other Maintenance issues:

- Ms. Noble will complete the formal contract and forward for signature by Mr. Anderson and two board members prior to the start of grounds maintenance in the association.
- Chemtrol has been contacted and will begin algae control when weather warms and will call Steve Noble prior to and following each treatment so that the board is aware of when they treat the lakes.
- Mr. Rolofson will contact Mr. Potts to find prior letters from the board for covenant violations and draft some "ready-to-send" formats.
- Website board emails – resolved.

#### Old Business:

- Dog issues on island at end of 130<sup>th</sup> Terrace. Dave: rocking estimate; Steve: contact home owners.
- Need to start identifying projects for clean-up day. Spring clean up will be 11 May; board will get information out via website (Ms. Noble) and entry signs (Mr. Huffman).
- Storage facility has been closed.
- Status: Website manager not finalized.

#### New Business:

- DRC issues: Some homeowners along 130<sup>th</sup> have rotting wood on homes.
- Budget reports now being received (1<sup>st</sup> for Jan-March).
- COVENANT VIOLATIONS REQUIRE HOMEOWNER INTERFACE and HOMEOWNER HISTORICAL DOCUMENTATION OF THE PROBLEM; the board will handle each violation as needed.
- Fountain repair is underway.
- Need to begin going out for bids in July in prep for fall decisions.
- Going to develop process and form letters for accountant billing and late charges. May also consider for next contract sending checks directly to accountant. Next accountant contract needs to include budget dollars remaining in each category. Need to make sure that annual billing includes prior years not paid plus interest.

Next meeting, Thursday 16 May , 6:30 pm. Library. Minutes approved. Meeting adjourned 7pm.