

BOARD OF DIRECTORS MEETING / Sunday December 3, 2023

Vice President Guy called the meeting to order at 3 p.m.

Roll Call: Guy-Pam-Ernie-Paul-Harry-Lisa and Dot were present. Zoom Ann and Sharon.

No Executive Session and no complaints were received.

Secretary: Sharon read the minutes from the previous meeting – accepted as read.

Treasurer: Total for checking, savings and money market reserve is \$78,766.84 – \$20,000.00 was transferred from the checking to the money market reserve – accepted as read – report filed for audit.

Vice President's Report: The nominees for the upcoming election for three positions are as follows: Lisa Whitaker, Larry Way and Sharon Pollard.

Frontier – See attached.

State Statute 720.3045 Storage – Our properties are visible from all sides so this ruling does not apply to our park. See attached.

Rental Property: We have two rentals on Malibu Way. The renter(s) must go through the same process as a home buyer – credit check, interview process and board approval. The homeowner will be responsible for the upkeep and maintenance of their home while renting.

Reserve Accounting: Putting monies aside – by transferring from checking to money market reserve – to cover cost of a major repair or project or to defer cost of an expected project over several years – for example, to replace roof on the clubhouse or a new pool liner. This will also cover an emergency. This action must be voted on and approved by the board. Motion was made by Harry and seconded by Paul to transfer \$20,000.00 initially and up to \$10,000.00 by 12/31/23 from checking to money market reserve – all in favor? Yes – motion carried – Pam transferred the money (20,000.00).

Motion made to approve two new rules: Rules on Rental Properties and Reserve Accounting effective December 3, 2023, made by Dot and seconded by Paul – approved with 9 Yes, 0 No.

Directors Reports:

Grounds: Harry will start major projects after the first of the year – building a roof over the benches on Antigua and placing a dedication plaque there – more discussion will be held on this.

Clubhouse: Ernie is waiting on part to repair the freezer. Motion was made by Sharon and seconded by Harry to purchase a new freezer by ^{December} ~~November~~ 15th if repairs are not completed – all approved – motion carried. Discussion was held on cleaner for clubhouse, tabled for now.

Pool: Paul reported the hot tub is fixed. Four solar panels were replaced on the roof – discussion was held on installing new panels on shuffleboard roof – would get more sunshine and cut down on gas bill – no final decision was made.

Hospitality: Dot sent out get well cards to three residents. Sympathy cards were sent to Geri Gearhart (Tom passed away on November 16th) and Carolyn Pardy (Jean passed away on November 26th). The Noecker home on Antigua is still for sale.

Social: Lisa listed the activities for December – pot luck cancelled for the month. Activities will be listed in the HOA minutes.

President Ann: Explained the home purchase process to the board: The buyer submits the “Tenant Application” to Ann with the application fee. Ann submits it to the Credit company for the background check. If accepted, an appointment is made for the interview (two people will conduct the interview). The title company must wait for the background check to continue. The title request is forwarded to our treasurer. The background check and interview must be completed and approved by the board before the closing.

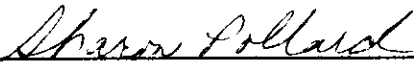
Budget Workshop: The budget was presented to the board with much discussion and concern that it would fulfill our next year’s needs. A motion was made by

Harry and seconded by Ernie to keep the yearly dues at \$600.00 – all in favor? Yes – motion carried. Pam and Guy spent eight hours preparing the budget – Thank you for a job well done! After some tweaking, a motion was made by Dot and seconded by Paul to approve the 2024 budget – all in favor? Yes – Motion carried!

The next EPROC meeting is Friday December 8th at Sleepy Hollow – Guy and Dot will be attending.

Motion was made by Harry and seconded by Ernie to adjourn the meeting at 4:30 – motion carried.

Respectfully submitted:

A handwritten signature in cursive script, reading "Sharon Pollard", is written over a horizontal line.

Sharon Pollard, Secretary

**Oaks Royal III Homeowners Association
Board of Directors Agenda
Nov. 5, 2023 3:00pm**

Call to Order:

Roll Call of Directors: Quorum

Sharon

Executive Session construction comm.

Motion for complaints:

Minutes of Last Meeting:

Sharon

Treasurers Report:

Pam

Vice President's Report

Cameras and who is maintaining them, complaints,

Guy

Directors Reports:

Grounds

Aquatics notified to spray pond behind Bonney, are the ponds in better condition with new company

Harry

Club House

Ernie

Hospitality:

Dorothy

Pool:

Roof top solar system down. Do we want to explore a new system?

Paul

Social:

Lisa

President:

Plan park improvements and expenditures

Ann

Board Comments:

Adjournment: