

OAKMONT ESTATES OF LUBBOCK
POA BOARD OF DIRECTORS MEETING
MARCH 13, 2018
MINUTES

6:48 PM The first Board of Directors meeting of the Oakmont Estates POA was called to order by Jewell Davis. A motioned to approve the minutes from the membership meeting of February 27th was made by Jewell Davis with one small correction. Jewell Davis mentioned that Trey Strong was the last builder to be included in the 2019 Parade of Homes in Oakmont and that his name need to be included in the minutes. Larry Allen seconded the motion. All approved. With the ratification of the Membership minutes, the Directors of the OE Board were then official. Directors will be: Rick Derr, Larry Allen, Tina Cooney, Blayne Beal, and John Wright.

Motion was made by Jewell to establish the officers of the Board. Motion was made and all approved that the officers will be as follows:

Tina Cooney - President

Blayne Beal - Vice President

Larry Allen - Treasurer

Rick Derr - Secretary

John Wright - Board Member

At this time, Jewell Davis, Oakmont Developer has turned the POA over to the Board of Directors.

A discussion to establish a schedule for future Board meetings was made. It was agreed that all future Board meetings were to be held on the 2nd Monday of each quarter at Peoples Bank 112th & Quaker Ave.

The tentative schedule of board meetings will be:

April 9, 2018

July 9, 2018

October 8, 2018

January 14, 2019

Jewell discussed the submittal of Lots 262 – 273 to the WTHBA to be considered as part of the 2019 Parade of Homes. He indicated that 5 of the 11 lots were already reserved for customs and that it would provide additional demand for the subdivision and help finish out the community.

Financial Report:

Board discussed the 2018 budget and financials of the POA. It was also discussed that the Board would implement a \$25.00 late fee to any land/home owner if the dues were not paid by April 1 of the year. Hawkize Management was to compose a letter to be mailed to the land/home owners to explain the fees along with policies and procedures which will be enforced. The board discussed the need to have all of the dues collected to be able to proceed with what the land/home owners would like to have in a nice neighborhood.

Maintenance Report

The Board requested copies of all contracts from Jewell Davis to have a full understanding of who is responsible for what areas of the neighborhood, especially the landscaping areas Sandoval, the landscaping contractor, has with mowing, tree trimming, water times, etc.

Various action items related to the landscaping were discussed:

- Median watering - sprinkler timers need to be set in accordance with the time of year. Not running every day
- Median trees - trees in the median need to be trimmed of dead branches. Removed if dead and straightened if planted incorrectly
- Landscape lights - possible lights along 114th wall. Tree lights need to be positioned correctly
- Median mowing - making sure that the medians are maintained in accordance of the contract. Drainage ditch along 114th needs to be graded for drainage and removed of tall dead grass

- Curbing - get a list of the curbs that need to be replaced and Jewell has agreed to take care of
- Flowers - Brenda to put in the neighborhood letter that the Board would like to have volunteers take care of the entrances, weeds in flower beds, planting flowers, etc.
- Construction trash / concrete - since the last meeting it appears that the construction trash has been cleaned up. We will still have trash until all of the lots are built up. Concrete trucks with left over concrete dripping in the streets.

Rick Derr has agreed to oversee a maintenance committee and coordinate with Hawkize Management and Bill Egert to address the items listed.

New construction break-ins - Larry Allen heard from Dan Wilson that it is still going on; no specific action is required by the Board at this time.

New Business

4906 119th St - ornamental statues are not allowed in the neighborhood – Jewell was to speak to the builder.

4812 119th St - fencing in back of house does not meet POA requirements – notice will be sent.

Hawkize Management will coordinate with Aycock Insurance to implement the necessary policies for the Board and HOA.

Jewell presented the Board with a copy of the newly filed Golf-Cart Restriction for the subdivision. The amendment prohibits the use of any unlicensed driver to operate a golf-cart within the community.

The Board discussed the need to assess additional fees for The Cove in order to maintain the amenities of the area. It was discussed how The Cove has its own POA and will need to be formed and funded within itself. The Boards will have to meet and provided the necessary budgets. No action required at this time.

Adjourn - 8:45PM