

Oakmont HOA Board Minutes
July 9, 2018 Peoples Bank, Quaker Branch

The meeting was called to order at 6:36 PM with the following members present:
Larry Allen, Tina Cooney, Blayne Beal, John Wright, Rick Derr and Brenda Hawkins

Jewell Davis was suppose to be present to discuss the issues with Oakmont. He cancelled at the last hour.

Approved minutes from last meeting - April 9, 2018 - All approved
Approved ARC minutes from last meeting - May 17, 2018 - All approved

Larry made motion to accept all ARC emails to be made part of the minutes, Blayne 2nd - All Approved

Financials were presented. Brenda has email stating that the developer will pay for the well service invoice. This was to repair the main well in the subdivision.

Sandoval submitted last invoice for mowing. Larry motioned to approve. Tina 2nd - All approved
Sandoval also submitted invoice for sprinkler repair. Denied due to not enough explanation of work and location.

Larry requested that we receive in advance of 48 hrs the agenda for the following meetings, to review and be ready for the meeting.

Discussion of outstanding collections - Larry made motion to develop a schedule of fees after the 6th month, in line with the Texas Real Estate law. Blayne 2nd - All approved / \$25 first month, \$5 per month after accruing interest.

Hawkize discussion of vacant lots - Bill Egert was to clean vacant lots, after 2 weeks he has decided not to do it. Brenda to get estimates from others to clean lots. Brenda also suggested to impose an admin fee on all bills. All agreed

Brenda also discussed that Scott Reed with Triple C Concrete requested that all owners on 114th and 115th streets not water due to water running into the gutters along 114th. Scott was wanting to start construction of drainage culvert along 114th that the developer agreed to pay for. Discussion was about the owners not wanting to let their grass die and for Triple C to do the work in the winter months when it would be dry. Also, Brenda to send letter to owner of lot 51 due to the over watering and run off of their sprinklers, causing the majority of this problem.

Brenda also discussed the previous letters to owners and their responses.

Brenda to get quote for spraying ground sterilant in the cracks of the streets.

Dustin Brooks - The Cove Representative

Dustin explained the conversation with the developer and him with regards to the plan of Oakmont. Several things were noted that were not known to the board. The Cove was the only front entrance and no other lots would be allowed. Brick wall falling down, no trash cans, mailboxes not correctly installed...

Dustin agreed to Represent Oakmont HOA, FOR FREE due to him having a vested interest to send the developer a demand letter with the punch list and the required completion dates. John to get Dustin the punch list. Dustin to send demand letter to the developer to get things rolling.

Larry fertilized the median in front of his house to show the difference. Oakmont medians should cost around \$750. Larry and Rick to buy fertilizer and get reimbursed by HOA. John made motion to fertilize & Blayne 2nd - All approved

Next meeting October 8, 2018 at 6:30 PM, Peoples Bank, Quaker Branch

Blayne made motion to adjourn at 8:45 PM. John 2nd - All approved