

Oak Landing at Imperial Lakes
Board Meeting Minutes
Monday, December 13, 2021, 6pm

Board Members:

Kyle Green (President 1/2023) **Matt Gross** (Vice President 12/2023) **Ryan Beasley** (Treasurer 1/2022)

- I. Call to Order: 6:03 pm**
 - a. Introduction of Board Members
 - b. Introduction of Guests: AIA Property Management
- II. Review of Meeting Minutes from 10/18/2021** Ryan made a motion to waive the reading of the minutes and vote to approve. Kyle seconded, and all in favor.
- III. President's Address – Kyle Green** Review of completed projects throughout the year.
- IV. Treasurer's Report – Ryan Beasley**
 - a. **2022 Budget**

Ryan presented the 2022 budget and what changes are being made to the budget. Funding of the Reserve has been reduced to \$27,000, which is a more realistic amount for funding. We funded the reserve at a higher amount while we were collecting past due assessments, however, we are now caught up. Matt made a motion to approve the budget. Kyle seconded the motion, and all in favor.
- V. ARB Report – Rose Beasley** ARB reviewed reminder to follow the proper procedure. Referenced the Resident Handbook, which is available on the website. YTD: 21 approved and 2 denied ARB requests.
- VI. Welcoming Committee Report – Amy Maratea** provided an update. She and Chelsea will soon be going to their first new homeowners for their first visit as the new committee members.
- VII. Update/Status on Old Business:**
 - a. **Signage in Neighborhood – Caution and Tow signs/poles** were replaced throughout the neighborhood.
 - b. **Entrance Sign Repairs – Have been completed.**
 - c. **Landscaping Changes – Have been completed.**
 - d. **Christmas Lighting – Has been installed for the season.**
 - e. **Pressure Washing – Company** delayed start date to beginning of January.
 - f. **Mailbox Repairs – Ryan** introduced Corey Tappan from Mailbox Design vendor. Corey explained the four quoted options. BOD narrowed the four items down to two: Replace mailboxes, posts, and brackets for \$23,000 OR mailboxes only for \$8,000. Moving forward from either option, once the HOA replaces, the homeowner will be responsible for repairs to the mailboxes. Decision was made

by BOD to get a quote for repaving the neighborhood prior to making the decision on the mailboxes.

VIII. New Business:

- a. **Board Member Election for Treasurer Dec 2021- Dec 2024 No volunteers for the vacant seat. Ryan will remain in place as treasurer.**
- b. **Tree Trimming – To be done in spring.**
- c. **Violation Report – things to look for - No report was available to review.**

IX. Open Discussion/Questions from Homeowners - Matt voiced that some homeowners have been unhappy with their HOA dues amount. Kyle is not in favor of changing them at this time. Members are aware of what the dues are prior to purchasing.

X. Adjournment: 7:32 pm