

**THE OAKS HOMEOWNERS ASSOCIATION
ZOOM BOARD MEETING MINUTES
MONDAY OCTOBER 24, 2022**

TWO OF THREE BOARD MEMBERS NEEDED TO ESTABLISH QUORUM. Darcy Macknight and William Busby were in attendance. Lisa DeCesare was absent. Quorum was established. The meeting was called to order at 6:31 p.m. Dan Anderson with Netro Property along with two homeowners were also in attendance.

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
 - > Board approves the agenda or makes motions to recommend modifications. On a motion duly made and seconded, it was unanimously resolved to approve the agenda.
 - > Board members disclose any conflicts of interest relative to agenda items. There were no conflicts of interest.
- II. SPECIAL GUESTS – None**
- III. MINUTES – July 25, 2022 –** On a motion duly made and seconded, it was unanimously resolved to approve the July 25, 2022, minutes.
- IV. FINANCIALS – July, August, September 2022 Financials.** On a motion duly made a seconded, it was unanimously resolved to approve the July, August and September 2022 financials pending final audit.
- V. HOMEOWNER FORUM –** No homeowner comments were given.
- VI. REPORTS –** Social Committee Report, An Annual Halloween Party will be held on October 31st between 5:00 and 7:30 p.m. Decorations will be set up between the two phases. Candy will be provided. The most recent newsletter was blast emailed on the 24th.
- VII. ARC PROJECTS** shown below were unanimously ratified –
 - > 1391 Willow Oak Road, Install short fence line in front yard Approved
 - > 1470 Willioow Oak Road, Replace hail damaged roof. Shingle color Approved
- VIII. GENERAL ITEM** was ratified – 2nd mowing of the native grass for the year
- IX. MANAGER’S REPORT –** Included
- X. OLD BUSINESS –** None
- XI. NEW AND ONGOING BUSINESS -**
 - A. Moeller Graf Legal Services Proposal. It was unanimously resolved to approve the Moeller Graf proposal.
 - B. HB22-1137, Change of Three HOA Policies Required By Law. WIP
 - C. Requested Governing Document Amendment Discussion to allow chickens in the HOA. It was unanimously resolved to not allow chickens in the HOA based on research which shows 1) The majority of homes built in The Oaks do not have enough back yard square footage to properly house chickens 2) Chickens would attract unwanted wild life into the community such as bears, coyotes, wild cats 3) Unpleasant odor would be experienced. Beehives are also not allowed according to the governing documents.
 - D. Remaining 2022 Meetings – Budget Ratification Meeting, Date, Time, and Format TBD
- XII. ADJOURNMENT –** 7:02 p.m.
- XIII. MOVE TO EXECUTIVE SESSION –** Discuss Delinquency Report