

**THE OAKS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY JANUARY 29, 2024, 6:30 PM  
VIRTUAL MEETING**

Quorum Established – Darcy Macknight, Lisa DeCesare and Willaim Busby were present. Dan Anderson with Metro Property Management along with one homeowner were also present. Director Macknight called the meeting to order at 6:37 p.m.

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** – Approved. There were no conflicts of interest.
- II. SPECIAL GUESTS** – None
- III. MINUTES** –
  - On a motion duly made and seconded, it was unanimously resolved to approve the October 23, 2023, Meeting Minutes.
  - On a motion duly made and seconded, it was unanimously resolved to approve the November 29, 2023 – 2024 Annual Budget Ratification Meeting Minutes.
- IV. FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the October, November 2023 Financials, pending final audit.
- V. HOMEOWNER FORUM** – One homeowner spoke about customer services received from Waste Management. All questions were addressed.
- VI. SOCIAL COMMITTEE REPORT** – It was suggested that a mid-June event be held as opposed to a holiday related event. The subject was tabled until the next April Board Meeting.
- VII. ARC PROJECTS TO BE RATIFIED** – All ARC projects listed below were unanimously approved.
  - 1821 Blue Oak Court, Radon System Installation, Approved
  - 2552 Live Oak Road, Front Yard Sod Installation, Approved
- VIII. GENERAL ITEMS TO BE RATIFIED** –
  - Waste Management One (1) Year Renewal Extension was unanimously approved.
- IX. MANAGER'S REPORT** – Included
- X. OLD BUSINESS** – None
- XI. NEW AND ONGOING BUSINESS** -
  - A. Discussion took place around the 2024 Holiday Lighting Style and Design. The majority of the Board saw no reason to have both Phase 1 and Phase 2's monument islands decorated exactly the same. Monument 1's garland and wreaths were not displayed (2023-2024) due to wear and tear. Dan will request pricing for replacements along with added bush/shrub lighting.
  - B. Seek new reliable Landscape Company for 2024 - WIP
  - C. A motion was duly made and seconded, it was unanimously resolved to approve Metro Property Management's 2024 One (1) Agreement.
  - E. Remaining 2024 meetings were discussed – April 29th Annual Meeting, July 22nd, October 25<sup>th</sup> will be held virtually unless a need arises to hold in-person meetings.
- XII. ADJOURMENT** – 7:10 p.m.
- XIII. MOVE TO EXECUTIVE SESSION** – Discuss Delinquency Report