

THE OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY JULY 28, 2025
VIRTUAL ZOOM MEETING ID 843 3069 0477, PASSCODE 681024, PHONE
669-900-6833

Quorum Established. Darcy Macknight, Lisa De Cesare and Freeman Bewwell were present. Dan Anderson with Metro Property Management, along with three homeowners were also present. Director Macknight called the meeting to order at 6:32 p.m.

- I. The Board approved the agenda and 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 April 28, 2025 – Board Meeting Minutes
- IV. **FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the April, May, June 2025 Financials pending final audit.
- V. **HOMEOWNER FORUM** – The Homeowner Forum is allotted for the homeowner to bring questions suggestions and comments to the attention of the Board. Needed homeowner correspondence requiring Board action provided on an ongoing basis. One homeowner shared concerns about residents parking in front of and blocking mailboxes.
- VI. **SOCIAL COMMITTEE REPORT** – The summer community wide BBQ & Pot-Luck event is scheduled to take place on August 9, 2025. Management will blast email flyer.
- VII. **ARC PROJECTS TO BE RATIFIED** –
 - 1435 Live Oak Road, Windows and door replacement – Approved.
 - 1552 Live Oak Road, Replace deck along with new concrete pad – Approved.
 - 1445 Willow Oak Road, Replace deck – Approved.
 - 2525 Valley Oak Road, Replace hail damaged roof – Approved.
 - 1445 and 1431 Willow Oak Rod, Paint exterior a new color scheme – Approved.
- VIII. **GENERAL ITEMS TO BE RATIFIED** –
 - Tree of Life clean up project behind 2540 Valley Oak Road - Approved
- IX. **MANAGER’S REPORT** – Included
- X. **NEW AND ONGOING BUSINESS** -
 - A. Board Member Orientation Date And Time TBD
 - B. On Street And Driveway Trailer Parking – Discussed
 - C. Suggested Newsletter Or General Community Wide Blast Email Notice – Google Docs
 - D. Phase 1 Monument Island Proposed Tree & Plant Replacement Project - Follow Up Work Session - Discussed.
 - E. Proposed Retaining Wall Installation (Live Oak Road), (6) RFP’s Received- Follow Up Work Session – Tabled Project Due To Prohibitive Costs
 - F. 2697 Live Oak Court & 1844 Blue Oak Court Homeowners Report Sidehill Erosion Into Back Yards – Remains On The To Do List
 - G. Next Board & Budget Work Session Meetings – October 27, 2026 Zoom.
- XI. **ADJOURNMENT** – 7:20 p.m. Discuss Delinquency Report