

CROWN OAKS PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTOIRS OF THE CROWN OAKS PROPERTY OWNERS ASSOCIATOIN

June 23, 2022, AT 6:30 PM at Montgomery Community Center

Collections:

IMC is working with Strong Law Firm to collect monies owed to the association.

ARC Applications: Courtney Duncan reported the application process is still going smooth.

Call Logs: No update.

Deed Restriction Violations: Courtney Duncan drives the subdivision monthly and sends violation letters per the documents for the association.

Work Orders: No report was given.

New Collection and Payment Plan Policy: No report.

The board reviewed the accounts receivables, owner requests and violation reports.

ADJOURNMENT


There being no further executive business, the meeting was adjourned at 8:38 PM and open session was reconvened to fill the open board position.

Aaron Walsh motions to approve Sara Koenig filling the open board position, seconded by Lorissa Eichenberger, motion passed unopposed.

ADJOURNEMENT


There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully Submitted:


Recording Secretary

Approved:


Chairman of the Meeting


Date

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DIRECTORS PRESENT

Nolan McWherter, President
Aaron Walsh, Vice President
Brandon Parker, Treasurer
Lorissa Eichenberger, Secretary
Rick Schissler, Director
Jake Housman, Director

DIRECTORS ABSENT

David Mallette, Director
Dean Choate, Director

IN ATTENDANCE

Courtney Duncan represented the managing agent, IMC Property Management

CALL TO ORDER

Due to notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:32PM. The President, Nolan McWherter, presided and the managing agent assisted in recording the minutes.

APPROVAL OF

Previous Minutes & Financials

On a motion duly made by Lorissa Eichenberger, seconded by Aaron Walsh, the minutes for the Board Meeting held February 24, 2022, and financials January – May 2022 were approved.

RATIFICATION OF ACTION(S) TAKEN BETWEEN MEETINGS

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, all of the Board members individually agreed to the following actions:

None

The board spoke of the interviews completed of the 5 candidates who are interested in filling the open spot on the board as well as the receipt of another bio from Sarah Koenig who is interested as well. The board is to discuss in executive session.

Committee Leaders:

ACC Committee – Nick and Kelly Carter
Entrances/Access/Security – Jake Housman
Communication /Social – Lorissa Eichenberger
Roads/Drainage – Brandon Parker & David Mallette
Lakes – Dean Choate

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Parks – Nolan McWherter, Aaron Walsh & Lorissa Eichenberger

Landscape – Aaron Walsh

Long Term Planning – Rick Schissler

Finance – Brandon Parker

COMMITTEE REPORTS

Architectural Control: Kelly Carter reported applications coming in and responses received within 24 hours as long as all needed documents are submitted.

Access Control/Security:

Jake Housman spoke of recent gate board installed on the back gate that is to improve gate functioning and communication. Jake spoke of the Compliance 360 vendor IMC has hired to take over driving the subdivision to video for property inspections and his concern with the video being shared or hacked. The board will put together a survey to send out to the owners to get input. Jake is to contact Wallace Fence regarding the sensors and replacement of antennas.

Communications/Social: Lorissa Eichenberger spoke on the upcoming events for the 4th of July and possible back to school bash. Communication will be sent out to the residents for all events. Lorissa spoke on the communication concerns and the board agreed to send out more communication, so the residents are up to date with important items for the community.

Roads/Drainage: Brandon Parker spoke of the upcoming road repairs and reviewed the bids received from vendors. Richard Schissler motions to approve Lone Star Pavement Services estimate in the amount of \$188,647.49, seconded by Brandon Parker.

All in favor – Jake Housman & Lorissa Eichenberger

Abstained votes – Aaron Walsh & Nolan McWherter

Brandon to have Lone Star Pavement Services send quote for fresh striping on speed bumps as well as adding striping at the gates for where the cars need to pull up to for the sensors to open the gates.

Lakes: No update, Dean not present. Mark Eichenberger spoke of the lake concerns with the amount of grass carp and lack of nutrition and coverage for the other fish. Courtney Duncan is to reach out to Hurricane Lake to get suggestions on how to improve the lake conditions.

Landscape: Aaron Walsh spoke on his concerns with the landscape contract and will work with Molina and the Carter's to get a current contact to review and discuss with the board.

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Long Term Planning: Rick Schissler held two meetings with the interested residents and submitted their suggestions for the next reserve study. The board/committee members are to put together their 2023 budgeted items by the August meeting to have the draft budget by the annual meeting in October.

Lorissa Eichenberger motions to approve the reserve study to be updated by the firm, seconded by Aaron Walsh, motion passed unopposed.

Parks: Park improvements in the works, Nolan and Aaron working with vendors to get pricing.

Finance: Financials were reviewed and approved by the board members from January – May 2022.

Jake Housman made a motion to approve adding Lorissa Eichenberger, Aaron Walsh and Nolan McWherter as reserve fund signers, seconded Rick Schissler, motion passed unopposed.

MANAGEMENT REPORT

Review of Financial Statements: The financial statements for the period ending May 2022 were reviewed. At that date, the Association had cash balances of \$556,033.51 in the operating and \$566,525.84 in reserves. Total operating income \$3,126.23 and expenses of \$50,941.92 that resulted in a deficit of \$47,815.69. Accounts receivable on May 31, 2022, was \$64,132.20.

OPEN FORUM

The Board responded to questions from the floor throughout the meeting on the following topics:

Streets & Speed Bumps

Communication

Security & Safety

Landscaping

Flags

Deed Restrictions

Lakes

SCHEDULE NEXT MEETING

The next meeting of the Board of Directors of the Crown Oaks Property Owners Association is August 25, 2022.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 8:06 PM.