

CROWN OAKS PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE CROWN OAKS PROPERTY OWNERS ASSOCIATION

August 25, 2022, AT 6:30 PM at Montgomery Community Center

DIRECTORS PRESENT

Nolan McWherter, President
Aaron Walsh, Vice President
Brandon Parker, Treasurer
Sarah Koenig, Director
Rick Schissler, Director

DIRECTORS ABSENT

David Mallette, Director
Jake Housman, Director
Lorissa Eichenberger, Secretary

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 6:30PM. The President, Nolan McWherter, presided and the managing agent assisted in recording the minutes.

APPROVAL OF

Ratification of Actions Between Meetings, Previous Minutes & Financials

On a motion duly made by Nolan McWherter, seconded by Rick Schissler, the minutes for the Board Meeting held June 23, 2022, and financials for June & July 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:
The board approved account COPO15363's request for a payment plan.

Committee Leaders:

ACC Committee – Nick and Kelly Carter
Entrances/Access/Security – Jake Housman
Communication /Social – Lorissa Eichenberger
Roads/Drainage – Brandon Parker & David Mallette
Lakes – Mark Eichenberger
Parks – Nolan McWherter, Aaron Walsh & Lorissa Eichenberger

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Landscape – Aaron Walsh
Long Term Planning – Rick Schissler
Finance – Brandon Parker

COMMITTEE REPORTS

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

Access Control/Security:

Jake Housman was absent, but the board spoke of recent work done on the back gate that has fixed the problems. Residents spoke on the gates getting stuck half open and the board explained it is due to cars going through the gates when they're closing, which causes the gates to stop in place, but if they use the clicker to open the gate it will reset and open properly.

Communications/Social: Lorissa Eichnberger was absent, but Sarah spoke of the upcoming events that are tentatively planned for the community and communication to go out as well.

Community Garage Sale – October 1st & 2nd

Fall Festival October 29th 9am – 12/noon & Trunk or Treat #1 from 6-8pm

Trunk or Treat #2 – October 31st – 6-8pm

Scarecrow Contest – November 1st -10th

Entrance Gates Christmas Decorating – November 19th – 30th

Santa & Chickfila – December 3rd

More information to go out as details are confirmed.

Roads/Drainage: Brandon Parker spoke on the recent road repairs completed and discussed his plans for future repairs and crack seal scheduling once weather permits.

Lakes: Rick Schissler motions to elect Mark Eichenberger as the committee chair for the lakes committee, seconded by Nolan McWherter, motion passed unopposed. Mark was absent so Rick shared updates on the lakes and plans to improve the vegetation.

Landscape: Aaron Walsh spoke on the recent tree trimming and removal of dead trees at the entrance as well as the RFP for landscape contracts for the board to review and discuss.

Long Term Planning: Rick Schissler spoke on the upcoming updated reserve study in the works.

Parks: Park improvements have been on hold and Nolan McWherter spoke on the plans to involve the community when the parks are repaired/replaced.

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Finance: Financials were reviewed and approved by the board members from June - July 2022. Brandon Parker asked all board/committee members to have amounts they'll spend for the remainder of 2022 and budget amount for 2023 before the annual meeting to be held in October.

MANAGEMENT REPORT

Review of Financial Statements: The financial statements for the period ending July 2022 were reviewed. At that date, the Association had cash balances of \$447,040.63 in the operating and \$634,779.17 in reserves. Total operating income \$1,294.32 and expenses of \$57,456.17 that resulted in a deficit of \$56,161.85. Accounts receivable on July 31, 2022, was \$66,956.50

OPEN FORUM

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

Lakes

Trees

Landscape

Irrigation

SCHEDULE NEXT MEETING

The next meeting of the Board of Directors of the Crown Oaks Property Owners Association will be the annual meeting of the association, held on October 27 at 6:30pm at the community center.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 7:45 PM.

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 and applications submitted with all requested documents are approved within 24 hours.

Deed Restriction Violations: Courtney Duncan drives the subdivision monthly and sends violation letters per the documents for the association. Recent complaints received regarding chickens.

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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. The board discussed the requests to sell property owned by the association and the board decided to pass on the offers received.

ADJOURNMENT

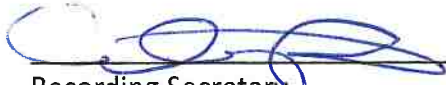
There being no further executive business, the meeting was adjourned at 8:38 PM and open session was reconvened to fill the open board position.

Aaron Walsh motions to approve Chisum Whorton filling the open board position, seconded by Sarah Koenig, motion passed with 3 for the motion and 2 abstained votes (Brandon Parker & Rick Schissler).

ADJOURNEMENT

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

Respectfully Submitted:



Recording Secretary

Approved:



Chairman of the Meeting

11/17/22
Date