

OAKHURST HOA MEETING MINUTES

Wednesday 16 October, 2013. 6.00 pm at offices of Crystal Property Management.

PRESENT

Justin Windholz – CPM
Lori Nelson – President
Matthew Blouin – Board Member
Charmaine Boudreaux – Board Member
Alison Brett – Board Member
Shelly Lott – Board Member

CURRENT FINANCIALS

Delinquent Accounts

Justin reported good news that almost all arrears have been collected. Property #12 is now bank-owned from which we are due to receive an amount for legal bills.

Outlook

The Budget allows for a \$10,000 project plus \$12,000 savings. All felt we do not need to raise dues.

WELCOME PACKET REVIEW

Still to be done as Justin had to abbreviate meeting in order to attend an urgent appointment. Justin will circulate the Packet at the forthcoming AGM.

POSSIBLE PROJECTS

Projects for the forthcoming year are to be considered prior to the AGM. AGM may be scheduled for December instead of November to allow for time for research and to obtain quotations for work:

Window exterior trim replacement

The poor quality and appearance of materials and work on the window trims has been a long-standing issue amongst the Committee. Replacements may improve exterior appearances but would removal of the old trim cause damage to surrounding materials? How would new trim benefit home owners; for instance would property values and attractiveness to prospective buyers/tenants increase? Justin will obtain an estimate for such work.

Landscaping

All generally agree that Scott's landscaping work thus far has improved the area immensely. A decision is still to be made concerning whether to landscape the south side bank area. The Committee agreed to meet on site on Wednesday 30th October at 5:00 p.m. to view and discuss options, most notably the idea to terrace the bank. Alison recommended professional landscapers who provide high quality architectural work and will ask whether they are interested in providing an estimate for the work. It is thought that the budget for full-scale terracing could be \$10,000 and for irrigation and boulders only, \$5,000.

Energy Saving/Producing Measures

Ideas mooted included solar installations and roof insulation. Justin agreed to research these.

NEXT MEETING

On Site (as mentioned above). **Wednesday 30th October, 2013. 5.00 p.m.** in lower parking lot outside Oakhurst Townhomes

MEETING ADJOURNED 7.00 p.m. approx. AJB