

**The Oaks Board of Directors
Community Board Meeting
August 19, 2025**

Attendance: David Sorrell, Joyce Fister-Daley, Ron Oliver, Kris McDougal, Debbie Davis, Glenn Franklin, Marty Flynn

Co-owners/Residents Present: Sixteen Co-owners/Residents were in attendance.

Call to Order: President David Sorrell called the meeting to order at 6:30p.m.

Special Guests: Todd Houston and Khziara Bryant from the Lexington Fire Department were in attendance to present the Lexington Fire Department Community Education Programs. The Lexington Fire Department is the largest in the state as it includes all of Fayette County which is 286 square miles. Presently there are 635 firefighters. Programs include the following:

- 1) Free Smoke Alarms – over 7,000 alarms have been installed to date for free.
- 2) Citizens' Fire Academy – New classes begin in February and August
- 3) Smart911 – Safety profile to receive important alerts and provide 9-1-1 with life-saving information in an emergency on your cell phone.
- 4) Hands-Only CPR – Information on how to perform CPR. Classes on performing CPR can be scheduled as well.
- 5) Car Seat Installation – Lexington Fire Department will properly install infant and child car seats at no charge.

Board Minutes: President David Sorrell asked for a motion to approve the minutes of the July board meeting. Cheri Oliver made the motion, and Betty Barton seconded it. Motion carried.

President's Remarks: David reminded everyone that elections time is coming up and that four (4) board members will be going off the board.

Treasurer's Report: Ron Oliver

Balance Sheet as of July 31, 2025

Total Assets	\$1,189,185.00
Total Liabilities & Equity	\$1,189,185.00

Profit & Loss through July 31, 2025

Total Income/Gross Profit	\$ 83,520.54
Total Expense	\$ 51,183.96
Net Ordinary Income	\$ 32,336.58
Other Income/Special Assessment	\$ 33,633.75
Total Other Expense	\$ 41,562.00

Net Other Income	\$ -7,928.25
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Net Income	<u>\$ 24,408.33</u>
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Budget vs Actual January through July 31, 2025

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$626,817.62	\$610,675.00	\$ 16,142.62
Expense	\$432,595.71	\$494,977.00	- \$62,381.29
Other Income	\$845,023.05	\$ 00.00	\$845,023.05
Other Expenses	\$730,454.00	\$ 189,109.00	\$541,345.00
Net Income	\$308,790.96	- \$73,411.00	\$382,201.96

Property Manager's Report: Ann Wesley

Collections

Current Balance of past due accounts is \$123,551.10 of which \$109,292.27 is due for the special assessment, \$7,121.50 is due for HOA fees, \$3,000.00 is due for non-owner occupancy fees, \$2,720.00 is due for late fees, and \$1,417.33 is due for plumbing cleanout. Two (2) units have made no payments on their special assessment.

Work Requests

There have been fifty-seven (57) work orders submitted during the month of July. There are ten (10) pending work orders. Two of the pending work orders are gutter/roof related, four (4) are ceiling repairs and four (4) are concrete repairs.

Work Completed or In-Progress

C4 – Painters are finalizing painting and wood replacement. Several patio walls have been replaced.

C3 – Work has been completed.

M1 – Work has begun on this building.

E9 – Bonedry Roofing has replaced the guttering and downspouts.

Pool – The board approved a new digital thermostat for the pool which was installed last week. It is working fine.

Concrete – An estimate has been approved for several areas of concrete replacement for the Eaton landings and steps as well as the patio for #21 that has deteriorated.

Trees – TreePro trimmed the trees away from E2 and removed a dead tree, a dead pine tree, and grinded the stumps. They will return on August 22 and 25 to remove the tree that is leaning on T2.

Squirrels – There has been an ongoing issue with squirrel infestation in E2 which is being addressed by trimming trees and making carpentry repairs. Pest control and traps have been used to assist with this situation. Please refrain from having bird feeders and outside pet food to help with this issue.

Recycling – The city has decided to remove our recycling bin. A request has been made to for other solutions such as carts or renting another recycling container which the city will empty.

Special Assessment - As of July 31, 2025, over \$845,748.05, less the \$13,963.00 for the 3% discount, has been collected. This is a net of \$831,785.05 in special assessment income.

Committee Reports: Social Committee – There will be a pool gathering on the 29th. Plans are being made for the Christmas event.

Additional Remarks: Sue Taylor invited everyone to attend the Card Club that meets on Tuesdays at 10:30 at the Clubhouse.

A suggestion was made to use the sign outside the clubhouse to remind residents of events such as the Card Club and the Book Club which meets on the 3rd Monday of each month.

A motion to adjourn was made by Joyce Fister-Daley; Betsy Joyce seconded it. Motion carried.

Respectfully submitted,

Marty N. Flynn

Board Secretary