

**The Oaks Board of Directors
Community Board Meeting
July 15, 2025**

Attendance: Joyce Fister-Daley, Ron Oliver, Debbie Davis, Glenn Franklin, Marty Flynn

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

Call to Order: Vice President Joyce Fister-Daley called the meeting to order at 6:30p.m.

Board Minutes: Vice President Joyce Fister-Daley asked for a motion to approve the minutes of the June board meeting. Betty Barton made the motion, and Connie Robertson seconded it. Motion carried

Vice President's Remarks: Joyce introduced the new board member, Glenn Franklin, who will complete the term of Sharon Brown who has resigned.

Treasurer's Report: Ron Oliver

Balance Sheet as of June 30, 2025

Total Assets	\$1,167,247.03
Total Liabilities & Equity	\$1,167,247.03

Profit & Loss through June 30, 2025

Total Income/Gross Profit	\$ 86,206.58
Total Expense	\$ 61,820.60
Net Ordinary Income	\$ 24,385.98
Other Income/Special Assessment	\$ 51,134.89
Total Other Expense	\$ 25,337.00

Net Other Income	\$ 25,797.89
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Net Income	<u>\$ 50,183.87</u>
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Budget vs Actual January through June 30, 2025

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$489,014.35	\$494,040.00	- \$5,025.65
Expense	\$381,411.75	\$431,815.00	- \$50,403.25
Other Income	\$814,332.70	\$ 00.00	\$814,332.70
Other Expenses	\$688,892.00	\$ 92,522.00	\$596,370.00
Net Income	\$287,050.37	\$ 2,963.00	\$284,087.37

Property Manager's Report: Ann Wesley

Collections

Current Balance of past due accounts is \$186,485.33 of which \$165,316.53 is due for the special assessment, \$9,723.00 is due for HOA fees, \$3,000.00 is due for non-owner occupancy fees, \$4,584.00 is due for late fees, and \$3,862.00 is due for plumbing cleanout.

Work Requests

There have been 70 work orders submitted during the month of June. Ten (10) are pending while waiting for outside contractors from June along with 4 from the previous month – 4 are gutter/roof issues, 2 are ceiling repairs, 4 are concrete issues, and 4 are related to rotted wood on soffit or patio walls.

Work Completed or In-Progress

C3 & C4 – Painting and wood replacement is currently being done. Several patio walls have been replaced.

E1 & E2 – Gutters and downspouts have been replaced.

Pool – Board approved the purchase of a new digital thermometer which has been ordered.

Concrete – Estimates have been received on some of the concrete work and steps in the Eaton stairways. This project will use 2025 operating funds. More updates will be provided on this as the summer progresses as there are several areas in need of replacement.

Trees – Tree Pro has trimmed many trees from buildings and removed several dead and diseased ones along with stump grinding. There are a few more trees that need to be removed. Four and a half days of tree work/removal has been completed leaving ½ day of work per 2025 contract.

Landscaping – Caudill's Lawn & Landscaping has trimmed the shrubs throughout the property. The front entrance posts have been painted, and the remaining pillars and the clubhouse are to be painted at a later date.

Special Assessment - As of June 30, 2025, \$817,999.70, less the \$13,963.00 for the 3% discount, has been collected for a total of \$804,036.70. Approximately \$40,000.00 is collected per month. Three owners have made no payments on their special assessment.

Committee Reports: Social Committee Chair, Sue Weiser,

Sue reported that the July 4th gathering was nice and that the poolside gatherings would continue through the end of summer.

Reminders:

Special large trash items, such as furniture, should not be heaped on top of the roll-off dumpster if it is full. The roll-off dumpster is for large items but should not be filled above the top of the dumpster, the smaller dumpster is for trash, and the recycle bin is for recycling only.

A motion to adjourn was made by Ron Oliver; Glenn Franklin seconded. Motion carried.

Respectfully submitted,

Marty N. Flynn

Board Secretary