

**The Oaks Board of Directors
Community Board Meeting
January 20, 2026**

Attendance: David Sorrell, Kevin McGarry, David Burks, Joyce Fister-Daley, Glenn Franklin, Marty Flynn. Bill Gould attended via Zoom.

Co-owners/Residents Present: Nine (9) Co-owners/Residents were in attendance.

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

Board Minutes: President David Sorrell requested a motion to approve the minutes of the November 2025 board meeting. The motion was made by Ron Oliver and seconded by David Burks. Motion carried.

President's Report: Heavy snow is expected this weekend. Please check on neighbors and be prepared to stay in. Caudill's will wait to clear areas until all the snow has fallen. Please be patient.

Treasurer's Report: David Burks

Balance Sheet as of December 31, 2025

Total Assets	\$ 834,588.60
Total Liabilities & Equity	\$ 834,588.60

Profit & Loss through December 31, 2025

Total Income/Gross Profit	\$ 89,685.94
Total Expense	\$ 88,084.59
Net Ordinary Income	\$ 1,601.35
Other Income/Special Assessment	\$ 18,649.77
Total Other Expense	\$ 18,593.00

Net Other Income	\$ 56.77
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Net Income	<u>\$ 1,658.12</u>
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Budget vs Actual January through December 31, 2025

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 984,797.19	\$ 988,080.00	\$ -3,312.81
Expense	\$ 859,241.82	\$ 809,529.00	\$ 49,712.82
Other Income	\$ 999,227.09	\$ 00.00	\$ 999,227.09
Other Expenses	\$1,129,659.00	\$ 222,044.00	\$ 907,615.00
Net Income	<u>\$ 89,944.17</u>	<u>\$ 527.00</u>	<u>\$ 89,417.17</u>

Property Manager's Report: Ann Wesley

Collections: Current balance of past due accounts is \$13,876.13 consisting of \$567.99 for the special assessment, \$5,092.13 for HOA fees, \$6,356.68 for late and legal fees, and \$1,859.33 for plumbing cleanout.

Work Orders: There were twenty-seven (27) work orders received in the month of December. There are fifteen (15) pending from the previous period which includes three (3) railing requests, one (1) basement leak, two (2) outside patio ceilings, four (4) soffit issues, one (1) tree trimming request, and four (4) electrical repairs. These have been assigned and will be completed when weather permits.

Painting & Wood Replacement: Needed wood repairs will be done when weather allows. Per the 2026 budget, E-12, E-13, and E-14 will be assessed and one will be repainted and returned to the original Oaks' gray.

Clubhouse Painting: The painting has been completed except for one small area in the men's restroom. Cabinets will be replaced beginning January 21, 2026.

Shutters: Installation of shutters on the Carlton and Mansfield buildings will begin when weather permits.

Concrete: Concrete repairs are on hold until better weather conditions.

Special Assessment: As of December 31, 2025, \$995,672.34, less the \$14,056.00 for the 3% discount, for a net of \$981,616.00 in special assessment income.

Other: Reach Alert will be sent out to remind residents to take precautions for extremely cold weather. Make sure that heat is at a setting high enough to prevent frozen pipes as well as that thermostat batteries are functioning. Opening cabinet doors may also help prevent frozen pipes. Please let Assurance Realty know if salt buckets for the Eaton buildings need to be refilled. Call 859 296 Home – option 2. Know where your water shut off is in case of frozen pipes.

Requests for bids on new pool furniture are being done.

Social Committee: Christmas dinner was a success and enjoyed by all. A gathering for a UK Basketball game is planned for February.

Announcements: The 859-272-2113 phone number is not currently working. Use 859-971-7903 which is the office number. HDMI 1 should be used on the television for Roku and HDMI 2 for Spectrum.

New American flag will be purchased for the front of the property.

Dogs must always be on leashes. No exceptions.

Motion to adjourn was made by Betty Barton and seconded by Joyce Fister Daley. Motion was approved.

Respectfully submitted,

Marty N. Flynn
Board Secretary