

**The Oaks Board of Directors
Community Board Meeting
March 17, 2026**

Attendance: David Sorrell, Kevin McGarry, David Burks, Marty Flynn, Bill Gould, Glenn Franklin

Co-owners/Residents Present: Fourteen 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 February 2026 board meeting. The motion was made by Kris McDougal and seconded by Kevin McGarry. Motion carried.

Treasurer's Report: David Burks

Balance Sheet as of February 28, 2026

Total Assets	\$ 878,082.82
Total Liabilities & Equity	\$ 878,082.82

Profit & Loss through February 28, 2026

Total Income/Gross Profit	\$ 93,595.96
Total Expense	\$ 85,956.43
Net Ordinary Income	\$ 7,639.53
Other Income/Special Assessment	\$ 966.00
Total Other Expense	\$ 6,587.00

Net Other Income \$ -5,621.00

Net Income \$ 2,018.53

Budget vs Actual through February 28, 2026

	<u>Actual</u>	<u>Budget</u>	<u>Over Budget</u>
Income	\$ 182,821.58	\$ 185,350.00	\$ -2,528.42
Expense*	\$ 143,436.44	\$ 152,408.00	\$ -8,971.56
Other Income	\$ 4,123.50	\$ 00.00	\$ 4,123.50
Other Expenses	\$ 13,174.00	\$ 30,174.00	\$ -17,000.00
Net Income	<u>\$ 30,334.64</u>	<u>\$ 2,768.00</u>	<u>\$ 27,566.64</u>

*Water Bill was not paid during this period due to adjustment for water leak causing delay of invoice.

Property Manager's Report: Ann Wesley

Collections: Collections: Current balance of past due accounts is \$16,652.01. This includes \$2,426.39 for HOA fees, \$7,936.00 for non-owner occupancy fees, \$5,919.63 for late and legal fees, and \$369.99 for plumbing clean-out. All the special assessments have been collected.

Work Orders: There were twenty-nine (29) work orders received during March. There are twelve (12) pending work orders from the previous period which have been assigned to

contractors or will be done in more favorable weather conditions. Three (3) of the requests are for railing, one (1) gutter leak, one (1) basement leak, one (1) outside patio ceiling, four (4) soffits, one (1) tree trimming, and one (1) electrical repair.

Recycling: Ann continues to correspond with the assistant to the director of sanitation at LFUCG, reminding them that each unit pays a monthly fee for this service. A definitive answer as to whether the dumpster will be returned or we will be getting roll carts should be made soon. It may be necessary for The Oaks to purchase or rent a recycling dumpster that LFUCG would empty. Residents are encouraged to contact our Fayette County Council person, Emma Curtis, about this situation.

Landscaping and Grounds: Spring cleanup was interrupted today because of the snow and ice requiring some snow removal and needed salt spreading. Mulching will begin soon. Residents should take any items belonging to them out of the mulch beds to avoid damage to them. It is recommended that perennials be placed in pots to avoid them being damaged by the mulch placement.

Painting & Wood Replacement: Wood repairs and painting on some siding and soffits are being made due to rotting wood and critter damage. Building E15 will be painted and wood repairs made. The trim will be returned to the original Oaks' gray.

Water Leak: A large waterline leak was discovered at the front of the property. Because they cannot get an excavator in the area, they are waiting for the ground to dry-out so it can have rock placed around it and backfilled. The sidewalk will be replaced. There will be an adjustment to the water bill due to the size of the leak. More waterline leaks are to be expected as the property ages.

Pool Furniture/Pool: The Board approved the purchase of new pool furniture, and it is ready to be ordered minus the tables which were \$870.00 each. They will be ordered separately to stay within budget. The furniture will be similar to what was used previously. It is supposed to be delivered by May 1, which is when the pool is scheduled to be opened. The pool lights are working and the crack at the end of the pool will be fixed before the pool is filled.

Concrete: Concrete repair and replacement work has been suspended until more suitable weather conditions prevail.

Asphalt: The asphalt is in bad condition and will need to be replaced soon. Potholes will continue to be cold patched until a more permanent solution is made. The plan is to obtain bids on asphalt replacement for 2027. A special assessment is likely to be needed to get this done due to the high cost of necessary milling and replacement. This would ensure that money budgeted for repairs can be used for other necessary repairs. The Board will discuss and make recommendations within the next few months. It would be possible to have the contractor speak to residents about the project before work begins.

Comments:

Danny Morgan shared that Emma Curtis, the Fayette County Council Member, informed him a crosswalk will be painted on Redding Road leading to Kirklevington Park, in addition to the signs that are already installed.

Social Committee: Sue Weiser

Plans will soon be made for the Oaks party on May 1, which is also the same day that the pool is scheduled to open.

Motion to adjourn was made by Kevin McGarry and seconded by David Burks. Motion was approved.

Respectfully submitted,

Marty N. Flynn

Board Secretary