

# 12 Oaks Annual HOA Board Meeting

(October 2024)

10/29/2024

Attendance	Yes / No
Kenny Stout	Yes/No
Brian Anderson	Yes/No
Mike O'Neill	Yes/No
James Hamilton	Yes/No
Jack Catlin	Yes/No
Brian Sanders	Yes/No
Steve Puccini	Yes/No
Mike Kaufman	Yes/No
Raymon Whittington	Yes/No

Meeting commenced: 7:02pm

## Agenda items

### September Work Party – Thank You and appreciation!!!

- A sincere thank you to the members who worked on the front entrance updates!

## Financial Update

### Projected end of year budget information

Item	2024 Budget	2024	Remaining	Projected	Comments
Regular Dues					
Water / Utilities	\$2,500	\$1,382	\$1,117.68	\$495	
Landscaping	\$35,000	\$25,998	\$9,002.00	\$11,142	
Clubhouse Activities	\$2,500	\$792	\$1,708.41	\$1,000	the \$791 was 2023 Fall Festival and Santa
New Trees/Bushes/Plants for landscaping	\$1,500		\$1,500.00		\$500 Will pay working party tree removal from this line item
Security	\$600	\$619	-\$18.96	\$232	
Legal Fees	\$5,000	\$1,943	\$3,057.47	\$0	
Insurance	\$1,785	\$1,785	\$0.00	\$0	
Christmas Decorations (Replace Lights)	\$3,000	\$0	\$3,000.00	\$3,000	
Miscellaneous	\$4,615	\$20,695	-\$16,079.96	\$1,000	Playground, frontwall signage, web page, po box, stamps, led light spares, Reese Design, Property Taxes
Total	\$56,500	\$53,214		\$17,369	

Balance Jan 1, 2024 \$18,655 Significant carry over from 2023 (allowed additional Wall, Wall signage and Lights expenditures)

Working Balance 1 Oct 2024 \$29,813

Projected expenses remaining 2024 \$17,369

2024 Dues Collected \$62,630 No HOA dues outstanding

Projected Balance Dec 31, 2024 \$12,444 Does not include any additional legal fees although there are \$3K in remaining budget

### Previously Discussed Aspirations & Proposed 2025 Projects

Below are some of the possible future projects that should be considered for 2025 funding.

- Front Entrance electronic sign – Both sides
- Repair the back of the Front Entrance sign
- Additional funds to replace dead landscaping
- Section 5 Bridge wall
- Replace light poles
- Back entrance Power Meter and aesthetics
- Light poles for Neighborhood Watch Signs
- Speed Bumps
- Web Site Update-COMPLETED

2025 Budget Planning items

Item	2024 Budget	2024 Actuals Projected	2025 Budget	Comments
Regular Dues				
Water / Utilities	\$2,500	\$1,737	\$2,000	
Landscaping	\$35,000	\$37,140	\$44,568	
Clubhouse Activities	\$2,500	\$792	\$2,500	
New Trees/Bushes/Plants for landscaping	\$1,500	\$500	\$1,500	
Security	\$600	\$619	\$960	
Legal Fees/Property Taxes	\$5,000	\$1,943	\$250	
Insurance	\$1,785	\$1,785	\$2,000	
Christmas Decorations (Replace Lights)	\$3,000	\$3,000	\$3,000	
Miscellaneous	\$4,615	\$20,695		
Total	\$56,500	\$68,211	\$56,778	
Balance Jan 1, 2025	\$12,444			Projects/M
Working Balance 1 Oct 2024	\$29,813			Web Page
Projected expenses remaining 2024	\$17,369			PO Box
				Stamps
				Lights
2025 Projected income	\$62,275	at current HOA fees		
Projected Balance Dec 31, 2024	\$12,444			Total

HOA Dues Process, Timing, and Amounts Discussion – Initial Discussion Only

- Rocket to send email with budget/expense options to the Board

Holiday Lighting Discussion and Decision

- Jack to follow up with Steve Puccini to ensure everything is aligned to move forward with the holiday lighting contract.

Owners Responsibilities – Dogs/Leash/Invisible Fences

- Mike Kaufman will place an update to the Facebook page with a link to the city ordinance

Sprinkler Water Repair Update

- Mike O’Neill states this is still in process with more work in the Spring.

Playground Update

- The Grates need to be place to call this 100% complete.

Landscape Update

- Weed issue discussions with the contractor are in progress.

Complaints Since Last Meeting

- No official complaints submitted.

Public Discussion Items

- None

**Executive Session:**

- None