

12 Oaks Annual HOA Board Meeting Minutes

(January 7, 2025)

1/7/2025

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: 7:03pm

Agenda items

Financial Update

ACCOUNT STATEMENT

FRAUD IS ON THE RISE. PROTECT YOUR ACCOUNT(S) WITH ACH OR CHECK
POSITIVE PAY SERVICES. CONTACT OUR TREASURY MANAGEMENT TEAM
AT 866-534-2341 FOR MORE INFORMATION, OR VISIT US ONLINE AT
https://bit.ly/rm_rb.

COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 12/01/24	\$	17,118.96	Days in Period	31
+ Deposits and other Credits (1)	\$	1.21	Annual Percentage Yield Earned	0.10%
Interest Paid	\$	1.21	Average Daily Balance	14,288.00
- Checks and other Debits (5)	\$	3,865.77	Average Daily Balance for APY	14,288.92
Service Charges	\$	0.00	YTD Interest Paid	70.31
Ending Balance on 12/31/24	\$	13,254.40		

CHECKS & OTHER DEBITS

(* indicates break in check sequence)

Date	Description	Amount
12/09	BREEDEN'S LAWN C BILL PAY	3,714.00
12/16	CITYMTWASHINGTON/UMS DRAFTS TWELVE OAKS @, HOMEOWN	32.43
12/17	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	12.08
12/17	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	21.48
12/17	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	85.78

DEPOSITS & OTHER CREDITS

Date	Description	Amount
12/31	INTEREST EARNED	1.21

Balance November 30th	\$17,118.96		
December Bills	\$3,865.77		
Past Dues/Liens Collected	\$0.00	Number of Unpaid Dues	0
Dues Collected in December	0	Total Uncollected Amount	\$0
Total Dues Collected	\$0.00	Percent Dues Collected	100%
December Interest	\$1.21		
Balance January 31st	\$13,254.40		
Capital Projects Balance	\$0.00		
Working Balance	\$0.00		

December Bills

Water	\$32.43	
Utilities	\$119.34	
Breeden Lawn Service	\$3,714.00	
500 DBA		paid 3 Jan 25

Previously Discussed Aspirations & Proposed 2025 Projects

- **Aspirations previously discussed**
 - **Provide electric power for the Back Entrance**
 - **Software upgrades for the front wall cameras**
 - **License plate camera for front wall**
 - **Electronic sign that provides information on both front and back sides**
 - **Landscaping for the islands**
 - **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**

2025 HOA Dues Mailing Process Discussion

(Info: December meeting vote was taken to increase from \$265 to \$325; the Board agreed that Dues letters would be mailed in January with a due date of March 31, 2025)

Summary

- **The process and proposed letter were discussed.**
- **It was decided that Rocket would proceed with a version of the letter.**
- **The of mailing the letters in January with a firm due date of March 31st.**
- **If Rocket had any issues he was to reach out to others for assistance.**

Election Planning and Discussion

- It was decided that the election would be held mid-March; Jack to schedule the Clubhouse for either March 10th or 18th.
- It was decided that Nominations, pending a calendar review, would open February 1st and close February 14th and March 1st would be the elections.
- Jack to finalize the dates and have the sign updated
- It was decided that Absentee forms would be on the web site

Follow Up Items

Follow up – Conference Phone Solution for members who travel

- Jack Catlin researched conference room phones to facilitate Board Member travel schedules and facilitate more regular meeting planning.
 - It was determined that traditional used conference room phones can be obtained for \$100.
 - Members suggested a Web Based solution that would require more research

Follow up -Playground Update

- The Grates need to be place to call this 100% complete.
 - The metal grates need to be put in place

Follow up - Landscape Update

- A heads up for 2025 landscape invoices. They should show a small reduction as an additional month's amount was included in the 2024 invoices.

Complaints Since Last Meeting

- None

Public Discussion Items

- None

Executive Session:

- None