

12 Oaks Annual HOA Board Meeting Minutes

(May 12, 2025)

Attendance Yes

Mike O'Neill
Jack Catlin
Mike Kaufman
Raymon Whittington
Alicia Anderson
Feotis Gilbert II

Meeting commenced: 7:05

Agenda items

Opening and Welcome

- Mike opened the meeting by welcoming Twelve Oaks community members
- Mike highlighted the upcoming Yard Sale on March 17th from 8am to 3pm

Finance Update

- Jack summarized the April account statement and budget summary
 - April Balance \$66,391
 - Breeden's Lawn invoice \$2,477.40 (Normally \$3,094)
 - Mike added that the lower Breeden's invoice was due to the contract transition
- As of April 30th there were 13 residents who were not current with their annual dues
 - The Board's attorney has sent these residents letters detailing the escalation process

April 2025 Account Statement

ACCOUNT STATEMENT

SPRING CLEANING? REDUCE CLUTTER BY GOING PAPERLESS!
CONTACT YOUR LOCAL BANKING CENTER TO ENROLL IN
BUSINESS ONLINE BANKING AND HAVE ACCESS TO YOUR STATEMENT(S)
ELECTRONICALLY 24 HOURS A DAY.

COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 4/01/25	\$	67,263.93	Days in Period	30
+ Deposits and other Credits (5)	\$	2,610.90	Annual Percentage Yield Earned	0.20%
Interest Paid	\$	10.90	Average Daily Balance	66,391.00
- Checks and other Debits (6)	\$	2,690.31	Average Daily Balance for APY	66,391.16
Service Charges	\$	0.00	YTD Interest Paid	23.32
Ending Balance on 4/30/25	\$	67,184.52		

CHECKS & OTHER DEBITS

(* indicates break in check sequence)

Date	Description	Amount
4/01	BREEDEN'S LAWN C BILL PAY	2,477.40
4/15	CITYMTWASHINGTON/UMS DRAFTS	32.43
	TWELVE OAKS @, HOMEOWN	
4/16	SALT RIVER ELECT/SALT RIVER	11.88
	TWELVE OAKS RESIDENT A	
4/16	SALT RIVER ELECT/SALT RIVER	26.42
	TWELVE OAKS RESIDENT A	
4/16	SALT RIVER ELECT/SALT RIVER	78.18
	TWELVE OAKS RESIDENT A	

April Budget Summary

Balance March 31st	\$67,263.93
April Bills	\$2,690.31
Past Dues/Liens Collected	\$0.00
Dues Collected in April	8
Total Dues Collected	\$2,600.00
April Interest	\$10.90
Balance April 30th	\$67,184.52
 Working Balance	 \$67,184.52

Number of Unpaid Dues	13
Total Uncollected Amount	\$3,445
Percent Dues Collected	94%

April Bills	
Water	\$32.43
Utilities	\$116.48
Breeden,s Lawn Care	\$2,477.40
PO Box renewal 12 montshs	\$64.00
502 DBA	

Expect two month invoice on 5/6/25

	\$0.00
Total Month Bills	\$2,690.31

Agenda Items

Uncollected Dues Update and plan

- **Follow up on the letters from the Board's attorney will occur during the remainder of May.**
 - **Visits and escalation procedures will follow in June**

Web Site Access plan

- Due to the excellent work by Alicia and Brian Anderson Web Site access has been resolved!
- Mike Kauffman now has access and has made appropriate updates.

Complaints since the last meeting

- A resident shared that his annual dues had been paid. Rocket Hamilton will reconcile and address this in June.

Discussion on Neighborhood Dog Leash Challenges

- **No additional complaints or actions at this time**

Follow up -Playground Update

- The playground needs to be re-stained to protect it from the weather and ensure appropriate appearance.
- Rusty will follow up with the vendor to resolve a warranty guarantee to determine how to update.

Follow up - Landscape Update

- Mike and Rusty need to meet to facilitate the transition of Landscape monitoring to Rusty
- Mike to determine the cause of the front wall lighting issues

- Jack noted the front sign board needs to be updated. Feotis volunteered to look into the options with an eye on how to make it seen from vehicles entering and exiting Twelve Oaks.
- There are Pallets near the back bridge that need to be removed. Rusty will follow up.

Public Discussion Items

- Mike shared Lot 90 on Cedar Point Ct. belongs to the Developer and needs to be consistently mowed.
 - Mike has contacted the Developer and will be contacting him again to ensure Lot 90 is added to the areas that are mowed by the contractor who cares for the other Developer's owned lots.
- Concerns were raised concerning the impacts of the recent water main break.
- There was a question of who cleans up the mud associated with the recent water main break.
- There were questions relative to possible spraying of unknown substances near the tennis courts.

Previously Discussed Aspirations & Proposed 2025 Projects

- Aspirations previously discussed
 - Stain for the playground
 - 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
 - Poles for Neighborhood Watch Signs
 - Speed Bumps

Executive Session: None held