

12 Oaks Annual HOA Board Meeting
(April 2024)
4/23/2024

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: 7:05

Agenda items:

Financial updates – March 2024

Balance February 28th	\$59,377.92		
March Bills	\$4,125.39		
Past Dues/Liens Collected	\$0.00	Number of Unpaid Dues	23
Dues Collected in March	45	Total Uncollected Amount	\$6,095
Total Dues Collected	\$11,925.00	Percent Dues Collected	90%
March Interest	\$10.87		
Balance March 31st	\$67,188.40		
Capital Projects Balance	\$0.00	Final payment submitted/cleared in Feb,	
Working Balance	\$67,188.40		
March Bills			
Water	\$31.23		
Utilities	\$102.79		
Breeden's Lawn Care	\$3,714.00		
Web annual Fees	\$200.00	Austin Echsner (ck #1966)	
502 DBA	\$77.37	Front wall security cameras internet	
Total Month Bills	\$4,125.39		

COMMUNITY ASSOCIATION		Account #####8555	
Beginning Balance on 3/01/24	\$	59,377.92	Days in Period 31
+ Deposits and other Credits (8)	\$	11,935.87	Annual Percentage Yield Earned 0.20%
Interest Paid	\$	10.87	Average Daily Balance 64,224.00
- Checks and other Debits (7)	\$	4,125.39	Average Daily Balance for APY 64,223.13
Service Charges	\$	0.00	YTD Interest Paid 27.73
Ending Balance on 3/31/24	\$	67,188.40	

CHECKS & OTHER DEBITS			(* indicates break in check sequence)					
Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1966	3/04	200.00						
Date	Description							Amount
3/01	BREEDEN'S LAWN C BILL PAY							3,714.00
3/15	CITYMTWASHINGTON/UMS DRAFTS							31.23
	TWELVE OAKS @, HOMEOWN							
3/18	SALT RIVER ELECT/SALT RIVER							11.91
	TWELVE OAKS RESIDENT A							
3/18	SALT RIVER ELECT/SALT RIVER							14.55
	TWELVE OAKS RESIDENT A							

2024 Approved Budget

Item	2024 Budget	2023 Spend	Increase/Decrease	Difference	Justification
Regular Dues					
Water / Utilities	\$2,500	\$2,388	Increase	\$112	
Landscaping	\$35,000	\$30,742	Increase	\$4,258	Need bids for future service
Clubhouse Activities	\$2,500	\$389	Increase	\$2,111	
New Trees/Bushes/Plants for landscaping	\$1,500	\$150	Decrease	\$1,350	tree removal and replacement
Security	\$600	\$0	Same	\$600	security cameras cloud storage
Legal Fees	\$5,000	\$3,093	Increase	\$1,907	Additional cases we have to be prepared for.
Insurance	\$1,785	\$1,263	Increase	\$522	Nationwide 11/7 notice of premium increase 25%
Christmas Decorations (Replace Lights)	\$3,000	\$1,200	Increase	\$1,800	
Miscellaneous	\$4,615	\$3,427	Decrease	\$1,188	
Total	\$56,500	\$42,652			

Balance January 1, 2023	\$138,984	
Working Balance	\$28,651	
Capital Projects Balance	\$125,854	we plussed this up to \$135K in Oct, plus new lights \$4935.36 in Dec
Projected 2023 Dues	\$62,275	
Estimated 2023 Budget	\$56,500	
Capital Projects Balance	\$55,000	will need funds from working balance for wall letterings est, \$3000
Balance Dec 31, 2023	\$18,642	

Front Wall Update

Mike O'Neill provided an update on the front wall and sign completion. He thanked all who helped and provided a special thank you to Steve Puccini for the coordination of the large Twelve Oaks signs.

Future plans include pressure washing the bridge and, when funding is available, replacement of the lights on the bridge.

Landscape Update

Mike O'Neill provided an update on the need to replace some of landscape items that were transplanted from the original front wall. He is working with Breeden's Lawn to have this completed in the near future.

Playground Discussion and Action Plan

After discussing the cost of an ideal solution, it was decided to replace the existing playground structure with a similar playground solution. It was decided that the solution would not exceed \$14,500.

Complaints Since Last Meeting

Complaints submitted prior the meeting have been resolved.

Mailbox Paint Discussion

There was an open-ended discussion of mailbox paint colors. The Paint Color specified by our Developer is 'Hunter Green' and it's available at Ace Hardware in pre mixed quarts.

Public Discussion Items

- There was discussion of a Black Truck speeding in our neighborhood. The suggestion was made to contact the Police via the non-emergency number and request extra patrols in the area where the speeding occurred.
- It was decided that the Yard Sale date would be May 18th.

Executive Session - Was held.