12 Oaks Annual HOA Board Meeting

(August 2024) 8/12/2024

Meeting commenced:

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

Agenda items

Number of Unpaid Dues

Percent Dues Collected

Total Uncollected Amount

1

\$265

100%

76.47

77.37

Financial Update

7/16

7/26

June Financial Summary

Balance June 30th	\$46,499.96
July Bills	\$3,934.73
Past Dues/Liens Collected	\$0.00
Dues Collected in July	1
Total Dues Collected	\$265.00
July Interest	\$3.70
Balance July 31st	\$42,833.93
Capital Projects Balance	\$0.00
Working Balance	\$42,833.93
July Bills	
Water	\$31.23
Utilities	\$112.13
Breeden Lawn service	\$3,714.00
502 DBA	\$77.37 .

Total Month Bills \$3,934.73

SALT RIVER ELECT/SALT RIVER

TWELVE OAKS RESIDENT A

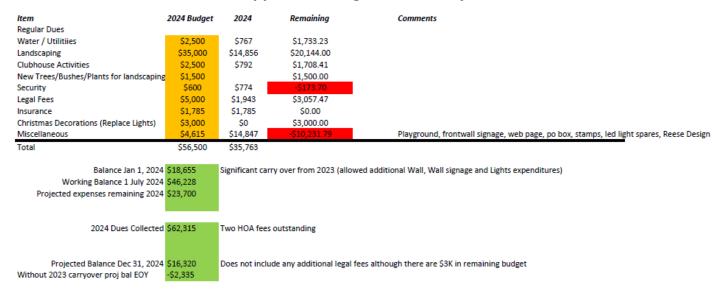
502 DBA LLC BILL PAY

ACCOUNT STATEMENT

REMINDER-REPUBLIC BANK WILL NEVER CALL YOU AND ASK FOR YOU TO PROVIDE A SECURE ACCESS CODE, LOGIN ID OR ANY BUSINESS ONLINE BANKING CREDENTIALS. IF YOU RECEIVE A CALL FROM SOMEONE SAYING THEY ARE REPUBLIC BANK ASKING FOR THIS TYPE OF INFORMATION, HANG UP AND CALL US FOR ASSISTANCE.

COMMUNITY ASSOCIATION Account ######8555					
+ Depos Intere - Checks	ng Balance on 7/01/24 hits and other Credits (2) hest Paid s and other Debits (6) hee Charges	\$ \$ \$ \$ \$ \$	46,499.96 268.70 3.70 3,934.73 0.00	Days in Period Annual Percentage Yield Earned Average Daily Balance Average Daily Balance for APY YTD Interest Paid	31 0.10% 43,662.00 43,662.85 58.79
Ending E	Balance on 7/31/24	\$	42,833.93		
CHECK	(S & OTHER DEBITS		(* indicates bre	eak in check sequence)	
Date 7/08 7/15	Description BREEDEN'S LAWN C BI CITYMTWASHINGTON/	UMS DRAF	TS		Amount 3,714.00 31.23
7/16	TWELVE OAKS @, HOMEOWN SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A				12.17
7/16	SALT RIVER ELECT/SA TWELVE OAKS RESIDE				23.49

2024 Approved Budget & EOY Projections



 All residents except one have paid their dues. The Board voted to begin the process to place a lien on the one remaining property with unpaid dues.

Sprinkler Water Repair Update

Nothing new at this time

Playground Update

 Playground itself is complete. Will work on water drainage in the fall. Will require approximately \$800 to complete.

Landscape Update

Planning for a September work day (Saturday)

- Trim front entrance tree's
- Pressure wash front entrance bridge
- Scrape/preserve announcement sign at front entrance

Holiday Lighting Discussion

 Looking for a board member to take the lead on this year's holiday lighting to obtain quotes and design plans. Steve Puccini volunteered.

12 Oaks - Underdeveloped lot maintenance

 Lot 90 adjacent to 277 Cedar Point Court should be added to the Developer's list of unsold/developed lots for regular moving and maintenance

Aspirations & Proposed 2025 Project Discussions

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

- Front Entrance electronic sign
- 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

Complaints Since Last Meeting

• One complaint which is a City ordnance issue; no Board action

Public Discussion Items

- Public discussion was centered on the need to replace/repair lamp poles in the near future.
- Request to resolve the mailbox color challenge the Developer has stated that they should be 12 Oaks Green. Enforcement is difficult as it is not contained in the legal documents contained in Twelveoaksfyi.com

Executive Session: None