

12 Oaks Annual HOA Board Meeting Minutes

(March 10, 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: 7:04

Agenda items

Welcome to all to a special Twelve Oaks HOA meeting!

Annual Meeting Election update and process

- **The Twelve Oaks HOA Board has two members with terms ending who have elected not to continue due to work commitments.**
- **We'd like to thank Both Brian's for their service and volunteer time over the last several years. Through their service to our community, we have overcome hurdles and accomplished a great deal!**
- **Thank you!!!**
 - **Brian Anderson**
 - **Brian Sanders**
- **We have two nominees who have volunteered to serve**
 - **Alicia Anderson – 136 Oak Park Ct.**
 - **Feotis Gilbert – 859 Oak Creek Dr.**
- **Candidate Introductions: Each candidate introduced themselves**

Election Process: The community members voted by a show of hands. The new candidates were elected via a unanimous vote.

It was shared that an Organizational Executive Session will follow the public meeting so officers can be determined

A Financial Update was presented using the following information

Tax Filing Summary-Rocket described the HOA tax filing process and share both the January and February account statements. He also shared the budget summaries for these months.

Dues Summary as of March 10th. - Rocket shared that there have been 165 members who have paid their dues and there were approximately 70 remaining unpaid. It was determined that the entrance sign will be updated with a message that after March 31st late fees will apply.

January 2025 Account Statement

ACCOUNT STATEMENT

REMINDER YOU SHOULD NEVER SEND FUNDS TO A PERSON OR VENDOR BASED ONLY ON EMAIL COMMUNICATION. IF YOU RECEIVE AN EMAIL REQUEST TO SEND FUNDS, ALWAYS CONFIRM WITH THE PERSON/COMPANY REQUESTING FUNDS BY CALLING THEM ON A KNOWN, TRUSTED PHONE NUMBER.

COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 1/01/25	\$	13,254.40	Days in Period	31
+ Deposits and other Credits (7)	\$	18,963.98	Annual Percentage Yield Earned	0.10%
Interest Paid	\$	1.23	Average Daily Balance	14,511.00
- Checks and other Debits (11)	\$	9,734.70	Average Daily Balance for APY	14,511.76
Service Charges	\$	0.00	YTD Interest Paid	1.23
Ending Balance on 1/31/25	\$	22,483.68		

CHECKS & OTHER DEBITS

(* indicates break in check sequence)

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1980	1/10	628.13	1981	1/28	1,950.96			
Date	Description	Amount						
1/03	502 DBA LLC BILL PAY	77.37						
1/07	BREEDEN'S LAWN C BILL PAY	3,714.00						
1/15	CITYMTWASHINGTON/UMS DRAFTS	32.43						
	TWELVE OAKS @, HOMEOWN							
1/16	SALT RIVER ELECT/SALT RIVER	12.17						
	TWELVE OAKS RESIDENT A							
1/16	SALT RIVER ELECT/SALT RIVER	15.19						
	TWELVE OAKS RESIDENT A							
1/16	502 DBA LLC BILL PAY	77.37						

January Budget Summary

Balance December 31st	\$13,254.40
January Bills	\$9,734.70
Past Dues/Liens Collected	\$0.00
Dues Collected in January	58
Total Dues Collected	\$18,962.75
January Interest	\$1.23
Balance January 31st	\$22,483.68

Number of Unpaid Dues	177
Total Uncollected Amount	\$46,905
Percent Dues Collected	25%

Working Balance	\$22,483.68
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January Bills

Water	\$32.43	
Utilities	\$134.24	
The Club at Twelve Oaks	\$628.13	Fall Festival/Santa
HOA dues mailing		\$212.25, Rocket Hamilton (Stamps, envelopes and printer cartridge)
Nationwide Insurance	1950.96	2025 bill PIF
debit card fee	\$25.00	
Breedden Lawn Service	\$6,809.20	Dec and Jan payments
502 DBA	\$154.74	Dec and Jan payments
Total Month Bills	\$9,734.70	

February 2025 Bank Statement

ACCOUNT STATEMENT

EFFECTIVE 03/01/2025, WE WILL NOT CHARGE A \$36 OVERDRAFT FEE ON AN AUTHORIZED ATM OR ONE-TIME DEBIT CARD TRANSACTION WHEN YOUR AVAILABLE BALANCE AT THE TIME OF THE TRANSACTION IS EQUAL TO OR MORE THAN THE TRANSACTION, REGARDLESS OF WHETHER YOU HAVE ENOUGH MONEY TO PAY AND SETTLE THE ITEM DURING OUR END OF DAY PROCESSING.

COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 2/01/25	\$	22,483.68	Days in Period	28
+ Deposits and other Credits (9)	\$	23,077.78	Annual Percentage Yield Earned	0.10%
Interest Paid	\$	2.78	Average Daily Balance	36,296.00
- Checks and other Debits (5)	\$	2,259.59	Average Daily Balance for APY	36,296.30
Service Charges	\$	0.00	YTD Interest Paid	4.01
Ending Balance on 2/28/25	\$	43,301.87		

CHECKS & OTHER DEBITS

(* indicates break in check sequence)

Date	Description	Amount
2/18	CITYMTWASHINGTON/UMS DRAFTS TWELVE OAKS @, HOMEOWN	32.43
2/19	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	12.47
2/19	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	15.42
2/19	SALT RIVER ELECT/SALT RIVER TWELVE OAKS RESIDENT A	110.43
2/24	Wantland Law PLL BILL PAY	2,088.84

February Budget

Balance January 31st	\$22,483.68		
February Bills	\$2,259.59		
Past Dues/Liens Collected		Number of Unpaid Dues	106
Dues Collected in February	71	Total Uncollected Amount	\$28,090
Total Dues Collected	\$23,075.00	Percent Dues Collected	55%
February Interest	\$2.78		
Balance February 28th	\$43,301.87		

Working Balance \$43,301.87

February Bills

Water	\$32.43	
Utilities	\$138.32	
Breeden's Lawn Care		
502 DBA		
Wantland Law	\$2,088.84	ongoing legal support in Taylor lawsuit
	\$0.00	
Total Month Bills	\$2,259.59	

Follow Up Items

Discussion on Neighborhood Dog Leash Challenges

- It was shared that unleashed dogs are the number one complaint received by the Board.
- Residents need to be able to comfortably walk around the neighborhood without fear of being attacked by an unleashed dog.
- Residents who experience unleashed dogs should contact Animal Control

Follow up -Playground Update

- The Grates need to be place to call this 100% complete.
 - The metal grates need to be put in place-Rusty will address this when the weather improves.

Follow up - Landscape Update

- Discussion focused on plans to address irrigation and spot lights for the front entrance.
- It was shared that the Christmas freeze of 2024 damaged island landscape and replanting activities have been unsuccessful. This will need to be addressed with funding once a direction is determined.

Public Discussion Items

- Members of the public who attended wanted to ensure that the Board was collecting dues from 100% of the homeowners.
- The Board and our attorneys ensure collection of dues reach 100%.

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

Executive Organizational Session: Completed-Results are below

Mike O'Neill – President

Steve Puccini-Vice President

James Hamilton (Rocket)-Treasurer

Jack Catlin-Secretary

Raymon Whittington (Rusty)-Landscape Driver & Facebook Admin

Mike Kaufman- Website Admin & Smartsheet Suggestions

Alicia Anderson-Liaison to Past President

Feotis Gilbert II-Available for Service Projects