

12 Oaks Annual HOA Board Meeting

(December 2024)

12/09/24

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:

Agenda items

Front Entrance Lights – Thank You and appreciation to Steve Puccini!!!

- A sincere thank you to the members who worked on the front entrance updates!
 - **The Board has received feedback that the front entrance Christmas lights are “Stunning!”**

Financial Update

- **Considerable discussion surrounding the unmet needs and the impact of inflation going forward.**
- **It was estimated that there will be \$13,000 available from the 2024 HOA dues which should cover fixed expenses until 2025 HOA dues due date in March.**

ACCOUNT STATEMENT

DONT GIVE FRAUDSTERS A HOLIDAY GIFT. BECOME FAMILIAR WITH FRAUD TIPS AND BEST PRACTICES, AS WELL AS REPUBLIC BANK SOLUTIONS, TO HELP MINIMIZE FRAUD RISK ON YOUR BANK ACCOUNT(S) AT THE FOLLOWING LINK <https://bit.ly/RB-RM> OR CALL US FOR MORE INFORMATION AT 866-534-2341.

COMMUNITY ASSOCIATION

Account #####8555

Beginning Balance on 11/01/24	\$	25,301.40	Days in Period	30
+ Deposits and other Credits (1)	\$	1.71	Annual Percentage Yield Earned	0.10%
Interest Paid	\$	1.71	Average Daily Balance	20,816.00
- Checks and other Debits (8)	\$	8,184.15	Average Daily Balance for APY	20,816.45
Service Charges	\$	0.00	YTD Interest Paid	69.10
Ending Balance on 11/30/24	\$	17,118.96		

CHECKS & OTHER DEBITS

(* indicates break in check sequence)

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1979	11/22	2,650.00						
Date	Description							Amount
11/04	BREEDEN'S LAWN C BILL PAY							3,714.00
11/15	CITY/MTWASHINGTON/UMS DRAFTS							32.43
11/18	TWELVE OAKS @, HOMEOWN							
11/18	SALT RIVER ELECT/SALT RIVER							12.16
11/18	TWELVE OAKS RESIDENT A							
11/18	SALT RIVER ELECT/SALT RIVER							23.52
11/18	TWELVE OAKS RESIDENT A							
11/18	SALT RIVER ELECT/SALT RIVER							84.67

Misc Budget for 2024	\$4,615.00	Spent	\$20,695.00
	Jan	\$158.40	HOA dues mailing
		\$123.81	LED lights for front wall
		\$360.00	Reese Design front wall
	Mar	\$200.00	Website annual fee
	Apr	\$64.00	PO Box renewal
		\$4,000.00	Front wall signage
	June	\$9,166.88	Playground
	Sept	\$5,353.00	Playground drain repairs
		\$160.41	Twelve Oaks Website
	Oct	\$261.80	Playground drain covers
		\$217.71	BC Prop taxes
		\$15.66	MT. Washington Property taxes

Previously Discussed Aspirations & Proposed 2025 Projects

- **Additional Aspirations were 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**

Original Aspirations and Projects for consideration for 2025.

- Front Entrance electronic sign – Both sides
 - **It was determined that the contact for the current sign updates is Sharon Foley and a number to obtain updates is 502-641-7413**
- 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-COMPLETED

2025 HOA Dues Discussion and Recommendation for a Vote

- **Discussion on 2025 HOA Dues**
 - **After considerable discussion on 2025 needs, Brian Anderson moved that HOA annual dues be increased from \$265 to \$325. James Hamilton seconded the \$60 increase.**
 - **A Board vote was taken. The results were unanimous for the increase to \$325 annual dues amount.**
 - **The Board agreed that the 2025 Dues letters would be mailed in January with a due by date of March 31, 2025.**
 - **The possibility of having standing meetings was discussed. It was determined that a conference phone would be needed before standing meetings could be held. Jack agreed to look into conference phone pricing.**

Follow Up Items

Follow up - Owners Responsibilities – Dogs/Leash/Invisible Fences

- Mike Kaufman will place an update to the Facebook page with a link to the city ordinance
 - **It was determined that Brian Sanders is the Facebook page Admin. Anyone can update but Brian is the Admin.**

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

- Weed issue discussions with the contractor are in progress.

Complaints Since Last Meeting

- **No new complains since the last meeting**

Public Discussion Items

- **None**

Executive Session: Held