

THE OAKS HOMES ASSOCIATION 2018 ANNUAL MEETING

March 3, 2018

MINUTES

Chairman, Larry Stitt, called the meeting to order at 9:00 AM at Northside Christian Church. He introduced four guest speakers: the Honorable Kevin Corlew, Missouri House Representative and Oaks homeowner; Councilman Kyle Yarber, City of Gladstone, who is also a resident of The Oaks; Mr. Jerry Nolte, Presiding Commissioner, Clay County; and Mrs. Coleen Baker, Northland Therapeutic Riding Center. Each guest spoke for a few minutes and answered questions.

Chairman Stitt then introduced the members of The Oaks Board: Gary Rizzolo, Jennifer Wallace, Thai Bui, Larry Skalicky, and himself Larry Stitt. He also acknowledged the Yard of the Month Committee members Ms. Combs and Chris Wallace.

The minutes of the 2017 Annual Meeting were handed out and there was a motion to approve by Mike Reinsch and seconded by Mark Lopez. Motion approved.

The budget and past budget reviews were handed out in printed form. There was discussion on taking bids for mowing and when it would be necessary to get a new service and how many bids to take and for how long the contract should last. It was mentioned that Ed Williams, who handles the sprinkler system, also takes care of landscaping and would probably consider giving a bid on mowing. There was discussion on the landscaping at the entrance: the rocks, the mowing of the slope and the need for volunteers to help make decisions on the issues with getting the rocks relocated so mowers can get around them. There was further discussion regarding the lighting at the entrance, a water feature, an issue with a sprinkler line next to the fence, and possibly updating the sign.

There was discussion about security cameras, cell phone, website, facebook, and other electronic advantages, and ways to download the valuation of the houses. There was concern on how to keep current on the owners' contact information and establishing a way to pay annual assessments electronically.

There was discussion on the parking of commercial vehicles, the approval of property alterations such as paint color and aesthetics, how to change the bylaws regarding renters.

There was a question regarding the 2017 budget being overspent and those instances were explained. There was a question about a reserve fund The treasurer explained that the bank accounts were now combined into one account and that two signatures are required to sign checks.

There was a question about getting back in the good graces of the Secretary of State. Chairman Stitt explained that he had not received the original paperwork and at a later date discovered that the paperwork and the tax forms had not been filed in a timely manner. Gary Rizzolo advised that the paperwork is now being filed and the board can continue to operate as an entity until the proper paperwork is registered.

There was a question about homeowners parking their personal trucks in the driveways and Gary Rizzolo explained that the process does take time and after a complaint is received, a letter must be sent explaining they are not to park their trucks outside. After that, if the truck remains, there is a process and possibly fines.

Election of Officers:

Terms were expiring for Gary Rizzolo (Vice Chair) and Member at Large (currently vacant).

Board Nominations: Larry Skalicky and Gary Rizzolo. Gary Rizzolo and Doug Liberty were nominated from the floor by Chris Wallace. Mike Reinsch suggested moving on by electing by a show of hands but other residents expressed concerns that there was no longer a quorum present since the meeting had lasted so long and people had left.

There was a motion and seconded to delay the election until such a time that the board can resolve with a special meeting or mailing out ballots within 60 days. Motion carried.

The chair reminded the members that all committees needed volunteers:

Motion to adjourn at 11:33 AM