



THE OAKS HOMES ASSOCIATION, INC. 2026 Annual Meeting Minutes

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I. CALL TO ORDER AND GROUND RULES

The board established meeting guidelines at opening:

- Respectful and civil discourse required
- 3-minute speaking time during open forum (with flexibility)
- Three-strike system: verbal warning, revoked speaking privileges, removal from meeting
- Accuracy matters; misinformation to be challenged with evidence

The board president issued warnings during the meeting but did not require anyone to leave.

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II. BOARD ELECTION RESULTS

Three board positions were filled through election with 20 total ballots submitted (meeting quorum). Two board positions remain vacant and are open for volunteers.

- Wyatt: 17 yes votes
- Sean: 16 yes votes
- Chris: 13 yes votes

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III. BYLAW AMENDMENTS

A motion to table all proposed bylaw amendments was made and passed. Discussion centered on process concerns and specific substantive issues, which the board will address through revised proposals and community surveys.

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IV. PAYMENT METHOD DISCUSSION

Significant discussion occurred regarding the use of online payments through PayHOA versus accepting checks.

A. Board Position

- Online payments provide transparency, easier accounting, and audit capability
- Two years of leniency already given for transition
- Extenuating circumstances will be considered case-by-case

B. Community Concerns

- Not everyone has internet access or wants to use technology
- PayHOA signup creates a contract with a third party
- Check payments provide easier personal record keeping
- Change was implemented without proper notice or bylaw amendment

C. Resolution A homeowner offered to draft alternative amendment language allowing checks with proper warning period.

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V. COMMUNICATION AND TRANSPARENCY

Multiple requests for improved board communication and transparency.

A. Current Methods

- PayHOA website for account management, forms, documentation
- General communication button on PayHOA goes to board email
- Bi-monthly newsletters with increasing engagement
- Vietnamese language signs with QR codes for non-English speakers

B. Requested Improvements

- Better response times and office hours posted
- More accessible new homeowner signup process
- Financial reporting posted regularly online
- Standard operating procedures for board members

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VI. FINANCIAL UPDATE

A. Current Financial Position

- Association in good financial standing with no major unexpected expenses
- Reserves projected to grow by year end

- Receivables outstanding and being actively pursued

B. Collection Issues

- Multiple properties carry balances and are being pursued through the lien process
- Bounced check follow-up underway with one external vendor

C. Future Financial Improvements

- Board to investigate better budget and reporting tools through PayHOA
- Need for formal audit discussed; has not been done in several years
- Proposal to create beautification fund for tree planting to reduce future cooling costs

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VII. COMMUNITY PROJECTS AND IMPROVEMENTS

A. Completed in Past Year

- Dumpster Days held twice (Spring and Fall); planned again for this year
- Yard of the Month recognition program relaunched
- Natural pest control for bagworms and hornworms; cost only \$25 using parasitic wasps
- New community signs with payment due dates for translation assistance
- Increased police patrols after multiple car break-ins

B. In Progress

- South side lighting project delayed due to unexpected costs for running electrical conduit under road
- New community website through PayHOA (free service included in subscription) with chatbot for easier information access
- Message boards on PayHOA being investigated for better community communication
- Document digitization to organize legacy paper files with metadata tagging

C. Property Concerns

- Builder on adjacent lots cutting trees and potentially damaging 100-plus-year-old trees on HOA common area with heavy machinery
- Board investigated but determined builder within legal rights based on survey documents
- Continuing to monitor situation

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VIII. MEETING PROCEDURES DISCUSSION

A homeowner raised procedural challenges throughout the meeting.

A. Key Procedural Issues Raised

- Annual meeting should be first Saturday in March per bylaws, making this a special meeting requiring mailed notice
- Questioned legality of online/absentee voting for board elections
- Requested appointment of non-board member tellers to count election ballots
- Objections raised to floor recognition and speaking procedures

B. Board Position All procedures followed bylaws and legal counsel guidance. Legal letter to be sent confirming this.

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IX. LONG-TERM COMMUNITY CONCERNS

A. Trust and Governance Philosophy

- Homeowners emphasized the board must earn trust through enforcing existing rules before implementing new ones
- Multiple attendees expressed feeling board changes were being implemented without adequate discussion
- Concerns raised about overreach in proposed governance changes

B. Rental Property Issues

- Long-term rentals identified as having most property maintenance violations and highest receivables balances
- Corporate ownership of properties being assessed for future policy considerations

C. Community Values

- Attendees emphasized importance of neighborly cooperation and mutual help
- Desire to preserve mature trees and neighborhood ambience
- Recognition that community used to have shorter, more efficient meetings

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X. STANDING COMMITTEES

Board seeking volunteers for standing committees (non-board positions):

- Financial / audit committee
- Other committees to be established based on community interest

A homeowner offered mosquito control services treating whole neighborhoods.

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XI. ACTION ITEMS AND NEXT STEPS

1. Send legal letter confirming meeting procedures were properly followed (Board)
2. Post financial statements and cash flow statement on PayHOA for public access (Board)
3. Follow up with outstanding vendor checks and demand payment with appropriate interest (Board)
4. Draft amendment regarding check payment acceptance and submit through PayHOA (Volunteer homeowner)
5. Meet with homeowners to discuss concerns further (Board)
6. Investigate PayHOA's free title transfer service to improve communication with title companies (Board)
7. Develop better appeals process for violations; seek input from legal counsel in community (Board)
8. Compile meeting notes and attach to agenda for distribution (Board)
9. Recruit 2 additional volunteers for remaining board positions (Board)
10. Proposed bylaw amendments tabled pending proper procedure and community review (Board)

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XII. ADJOURNMENT