

Oram Court Homeowners' Association

Board Meeting
October 27, 2009

The October 27th board meeting of the Oram Court Homeowners' Association was called to order by Richard Schali, Vice President, at 7:26 p.m. In attendance were:

Richard Schali, Vice President
Scott Williams, Secretary
Betsy Evans, Treasurer
Keith Callahan
Karla Thatcher
Karyl Leonard

NEW BUSINESS

Rules & Regulation

All homeowners should review and be familiar the Rules & Regulations. Fines are applicable.

Violations from homeowners or tenants:

#20: Tenant's dog was not being curbed on property grounds; tenant was working on vehicle in parking lot. Both issues were resolved by homeowner, who was notified by email.

#15: Homeowner's curtains on exterior windows are not white or clear. Homeowner was officially notified of this violation in the meeting.

#4: New tenant information has not been received yet from the homeowner. The management company needs to be contacted.

Exterior Stair Project

Chris Vaca is the project owner who is meeting with the contractor to review. The issue with the new stairs on #12/14 is the rise isn't consistent. Redoing the stairs will cost as much as the initial project. The paint color was received from Karyl Leonard during the meeting, Scott Williams is holding the can with the paint formula.

Cheryl Flewharty (3 Dog Howl) painted the #4/6 staircase on 6210. 6033 Palo Pinto Ave. 214-823-4605. She has our paint color as well and can assist with the repair.

Other options to improve this and other staircases: Rock salt and tread implementation.

Submitting HOA Dues

HOA dues must always be submitted through the P.O. box. They cannot be dropped off at the treasurer's home. They are due on the 1st of each month and considered late after the 15th. \$30 late fees are applicable if payments are received after the 15th of the month.

Our bank account is at Compass BBVA. If you bank there as well, you can make payments electronically to the association's account. Contact ochoaboard@yahoo.com (Attn: Treasurer) for further instructions.

Neighborhood Link Website: http://www.neighborhoodlink.com/Oram_Court/home

The site has been revamped by Neighborhood Link. The secretary was requested to remove older minutes.

Finances

2 homeowners late with October dues—one received after the 15th and one sent incorrect amount. Savings transferred from operating account to savings in August and September but unable to do so in October due to insurance payment. (\$ amounts available on request—email ochoaboard@yahoo.com. Attn: Treasurer)

OTHER NEW BUSINESS

- We should already have a rain/freeze sensor on our sprinkler system. This was installed several years ago when the city ordinance went into effect.
- A request was made from several in attendance to move the sprinkler time up to early in the morning so that residents aren't sprayed when leaving for work.
- Receipt/payment to Betsy Evans for landscaping project in front of #5 fence was approved for \$93.41.
- Back drainage ditch along fence to alley has been successful to-date.
- 2008 taxes were not filed in April. Treasurer presented draft for approval to attendees, approved.
- State franchise tax needs to be reinstated. Treasurer will research process.
- #20 homeowner reported shingles falling from gables and he will follow maintenance procedures to correct.
- Tree trimming bids are needed for the large hackberry behind 6210.

OLD BUSINESS

- Painting bids were reviewed again. \$60,000 bid from United Renovations including Hardiplank is favorable, need to research what we can do with the funds at hand (one building at a time possibly, purchase building materials now while price is low, loan from Compass, etc.). Treasurer to research options; this will need to be discussed at the annual meeting.
- Purchase dark 6208 and 6210 numbers for front of building.
- Front lights on #1, 2, 19, and 20 need to stay on at all times, #1 and 2 were just replaced. Solar eyes for the 4 units would be helpful, switch plates that prohibit the switch from being turned off would as well.

Meeting adjourned at 8:45 p.m.

ANNUAL MEETING DATE SET: Monday, January 25, 2010, 7:00 p.m. at the Coldwell Banker office on the corner of Oram and Skillman. Please mark your calendars.