

Oram Court Homeowner's Association Meeting

Lakewood Branch of the Dallas Public Library

5/7/2019 at 6 p.m.

In attendance:

Board members/Owners: Matt Tilley, Gregg Calvert, Jessica Hill and Robert Gump

Owners: Sean Camp, Emory and Joann Murray, Kevin and Therese Camacho, Scott Williams, Warren Augustus and Kristen Carpenter

Property Manager: Liz Tschurr

Owners not present: Mary Bentley, Olga Bridwell, Christy Tucker, Karla Thatcher, Will Mitchell, Yolanda Witt, Kim Jamieson, Tonia Cox, Betsy Bogdovitz and Keith Callahan

Meeting Notes:

1. State of the Association

- Statement of Revenues Collected and Expenses Paid - Cash Basis
Dues Collected Analysis
- Directory Update - see handout

Discussed: Financial reports previously sent monthly to owners were reviewed. Savings strong and Board diligently working to stay on top of expenses and revenue. 100% owners paying dues. Updated owner/tenant directory was attached.

2. 2018 Repairs Review

- Refer to handout

Discussed: Review of 2018 repairs. All were completed successfully.

3. 2019 Repairs and potential Projects for discussion

- Refer to handout
- New Roofing minor repairs

Discussed: Proactive roof repairs successful, including multiple squirrel holes filled. Owners to check to ensure squirrel holes filled.

- Repairs brought to light with heavy rains

Discussed: Stucco repairs to Units 6&8 pending contractor availability due to weather

- Rotting wood issues

Discussed: Contractor working on bid to replace scalloped wood on facades of both buildings. Owners decided to abandon current scalloping and bid to replace with hardie-board. Surrounding rotted wood to be replaced. All to be painted.

- Gardening and landscape upgrades

Discussed: At request of Board, Liz received \$650 bid from Callaways to submit plan for landscape overhaul. Will proceed with obtaining plan pending costs of other unexpected yet pending repairs. Yesterday, Texas Designs "spring-cleaned" property. Request to install exterior lighting for security purposes. Front entrance currently very dark at night. Liz will work with Texas Designs to install flood lights at front of property to provide night lighting. Also, in order to prevent foundation movement, it is imperative that owners of downstairs units provide watering to back foundation during warm temperature months (June through potentially October). Suggested for owners to attach soaker hoses at back patio spigots and owners be responsible for watering foundation. Hand water with hose also viable option. Watering must be done by ALL downstairs owners in order to ensure no movement to foundation and alleviate extensive foundation repairs in the future.

4. Review the 10+ year Maintenance Plan

- Refer to handout.
- Electronic Door Access Standards

Discussed: All planned repairs completed for 2019. Pending repairs ensue. Ring Doorbell suggested as viable security for owners to install at unit. Dryer Vent/Chimney flute cleaning was a huge success last year. Prices have increased but Derek from Lone Star Chimney has agreed to offer services at 2018 rates. Liz will send email for owners to book directly with Lone Star (at owners cost) during a specified week in June. More info to follow.

5. New Board Members

- Volunteer to take Yolanda's position?
- Greg resigned effective tonight - need volunteer to take his seat.

Discussed and approved: Kevin Camacho stepped up to take Gregg's position on Board effective immediately. Still need to fill one more position. Board position requires approvals as required by Liz, and attendance of quarterly Board meetings. Not a time-consuming position, yet necessary to ensure

successful HOA. Please consider this position.

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New Business

Discussed: Unit 16 has tree limbs on back porch. Kristen Carpenter (owner) will determine owner of adjacent property from which limbs are falling, and Liz will send that owner certified letter requesting tree trimming and limb removal by owner of adjacent property. Also discussed, electric power of exterior lighting at 6210 is lacking; bulbs burn out quickly. Liz will work with electrician to determine issue and proceed to repair as necessary.