



## OAK MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, January 25<sup>th</sup>, 2025 5:00 P.M.

VIA ZOOM

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1. **Call to Order** The meeting was called to order by Bob Johnson at 5:10 pm.
2. **Verification of a Quorum** There was a quorum present. From the Board Ken Neubecker, Tisha Neuman, Tracy Stanfield, Tillman Holloway, Josh Taylor and Tobie Powell were present. From IMM Bob Johnson, Katarina Bohlin, Paul Tomashosky and John Gary were present.
3. **Homeowners Open Forum** Scott Knutson will postpone his disc golf presentation until the next board meeting. IMM will add action regarding approval for disc golf on the next agenda.
4. **Approval of Prior Meeting Minutes (11/25/2024):** Josh motioned to approve 11/25 Meeting Minutes, Seconded by Ken. All in Favor.
5. **Financial Review**
  - a. Bob Johnson reviewed the financials. As of November 30<sup>th</sup>, 2024, there was \$58,863 in the Operating account, \$278,002 and \$85,406 in the Reserve accounts, with a total cash amount of \$424,772. The Reserve accounts are categorized into four different categories: Filing 4 Townhomes, Filing 4 General, Filing 3, and Storage. Oak Meadows YTD has Income over expense of \$4,136.
6. **Discussion and Action Items:**
  - a. **Update on Survey for Disc Golf Course** Postponed until the next meeting
  - b. **Painting Bids** After a review from Ken he recommended going with Talingo. Talingo's scope of work includes scraping peeling paint, 2 coats of paint, caulking joints and masking windows. Ken motioned to approve Talingo's bid pending receiving proof of liability and workers comp insurance. Tillman seconded; all were in favor.
  - c. **Discussion on Parcel Boxes** Ken brought up adding more parcel boxes. Tisha and Tracy said the issue is seasonal and homeowners have a responsibility to pick up their packages in a timely manner. IMM will send out a reminder to proactively pick up packages.
  - d. **Western Vegetation Bid** Tabled until next meeting when Kevin Labella is present.
  - e. **Road Discussion** Josh brought up concerns regarding developers using private roads within the neighborhood and the added foot traffic from construction. Tillman brought up that the road is a private road belonging to the Delaney's and they can exclude them from using it if they wish to do so. Bob advised the board to start documenting road usage now and Tisha will work on creating a private road sign.
7. **Schedule Next Board Meeting** The next scheduled Board Meeting is February 12<sup>th</sup>, 2025 at 5:00 pm.
8. **Adjourn** at 6:17 pm.



*Executed by Integrated Mountain Management on behalf of the Oak Meadows Board of Directors.*

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