

# Beverly Oaks Association

Board of Directors Meeting

June 18, 2009 1 PM

## I. Call to Order

The board of directors meeting was called to order by Robert Bauer at approximately 8:20 PM at 580 Decker Drive, Suite 250, Irving, Texas. Directors present included: Robert Bauer, Randy Ranew, Rodney Lehman, Kristen Mallory, Brenda Madison. Others present: Joe Sandifer, Precision Property, Inc.

## II. Approval of Minutes

Minutes for the May 21, 2009 board meeting were handed out and approved as written.

## III. Financial Report

As of 5/31/09 the association has \$56,658 in the bank.

The delinquency Report was presented by Sandifer. Sandifer informed the board that 8 certified letters for past due accounts and the same letter was also sent regular postage. Two of the past due accounts have been cleared, however we have several others that have not paid anything for 2009. After review of all accounts it was decided that anyone that owed more than \$300 Sandifer would have the attorney send a demand letter. We have two properties that have gone into foreclosure.

Sandifer reported that the 2008 audit of the association could not be completed until 2006 was completed. The auditors never received the requested information to complete the 2006 audit. Bauer reported he thought he could obtain most of the items needed to complete the 2006 audit. After discussion it was decided to move Lehman seconded and all voted to complete an audit for the 3 years to the best of our ability since it is State law. While the 2006 and 2007 audit should have come under the old board in light of things that have been found it was felt the only responsible thing to do was complete the audits.

## IV. Property Inspections

Sandifer reported the following issues found on his inspection of the property:

#123	Siding Needs repair
#105	Lamp post down-Bauer reported that the owner was in the process of replacing the lamp post.
#1618	Has a Green light bulb in the light pole
#1619	Address sign not attached
#1623	Does not have the standard house numbers
#1623	Has a new greenish roof over the porch
#1914	Does not have standard house numbers
#1906	Lamp post is down
#2007-2009	Have Dead trees

After discussion it was agreed that Sandifer would send a polite letter to each offender and remind them that they need to follow the home owners standard. In the case of the trees it was decided they home owners did not have to replace the tree, but the dead ones needed to be removed.

## V. Painting Bids

Sandifer has received 2 bids for the painting that is scheduled for 2009. These bids are all for painting the current colors. It was decided that we need to go ahead and pick the color and request bids for the new color combo since the different color could change the bids. It was also noted that it was hard for the contractors to give a good bid on how much siding needed to be replaced due to limited access to the back yards. It was noted that some of the properties did not have access to the back yards other than through the garage or homes. It was suggested that the contractors use a ladder to get from yard to the other. It was decided that the colors would be chosen by 7/29 and we could schedule painting in August or September.

Mallory agreed to coordinate with Chris Combs and get the paint chips for the two top base colors (lighter taupe and beige) from the community meeting on paint color and choose trim color to coordinate. Since Bauer's house is scheduled to be painted this cycle it was decided to use his home as the test home. The new colors (2 base + 2 trim for each) would be painted on Bauer's house for view by all home owners for a vote by the community.

#### Insurance-

Swingle, Collins and Associates found an insurance company that will insure our roadways, fences, walls and water lines. The cost of the policy is \$3,948. Madison moved that we accept the policy, Lehman seconded, all agreed this policy was a good deal and we should accept.

#### General Business

- A. **Calendar changes-** Ranew moved to flip the meetings for the bylaws and the architectural control, moving the bylaws to August 26 and the architectural control to July 29, 2009. Lehman seconded the motion and voted in favor.
- B. **Parking Policy-**Bauer reported that the new parking signs would cost \$300. Ranew moved to purchase the signs and get them installed Lehman seconded all approved.
- C. **Irrigation Repairs-**Ranew reported 3 companies were scheduled to come out and meet with him on Friday regarding the irrigation system. It was agreed that at the irrigation had to be repaired or we would loose the landscaping we have.
- D. **Lighting Improvement-**Bauer suggested that the community needs additional. He suggested we install 3 or 4 more lights around the property at a cost of \$800-\$1,000 each. This item was tables for later discussion.
- E. **Budget-**We are currently working with out a budget. Bauer prepared a spreadsheet showing last three years actual. Due to the late hour the item was table.

On June 17 an e-mail nomination was made by Madison to elect Kristen Mallory as Treasurer of the Association, Lehman, second the nomination, Bauer and Ranew both voted in favor. Mallory did not vote but did accept the position.

The meeting was adjured at 10:35 P.M.