

OAKPOINT II TOWNHOUSE ASSOCIATION

P.O. Box 3004

HOLIDAY ISLAND, AR 72631

OAKPOINT II TOWNHOUSE ASSOCIATION ANNUAL MEMBERS MEETING APRIL 14, 2007

Directors Present: Ed Schneider, Joe Schriver, Tom Miller, Gina Wendling and Brenda Lucas

Members and Guests Present: John Dolce and Mary Dolce, Cathy Schriver, Necia Miller, Tootie Schneider, George and Brigitte Harris, Don and Carolejean Reynolds, Bob and Dottie Hill, Blanche and George Orcutt, Donna and Vern Moore, Brent Wendling, Paul and Lorene Confer, Boyd and Annette Darling, Georgia and Ken Smith, Wanda and Carl Sills, Mary Kjellberg, Roy and Eleanor Williams, Barbara and Frank Marquis and Judy Kelley.

Meeting was held in the Barn and called to order by Tom Miller, President, at 1:00 P.M.

The Board was introduced. Hot dogs and condiments were provided before the association meeting. Thanks to Dottie Hill for bringing cookies again.

A quorum was present with 18 units represented, plus 12 by proxy.

Minutes: Minutes from last year's annual meeting were approved as submitted by Necia Miller, Secretary. (Motion to approve was made by John Dolce with a second by Don Reynolds—Motion passed). If anyone needs copies of our By-laws, Covenants, members, or a map of the buildings, they can download them at our Web site: <http://www.geocities.com/oakpoint2/>.

Financial Report: Tom Miller presented the Financial Report which was submitted by Judy Kelley, Bookkeeper for the Association. Any future correspondence for the association should be mailed to P.O. Box 3004, Holiday Island 72631.

The 2006 statement of revenue and expense and the 2007 operating budget were presented and are attached. The 2006 statement of revenue and expense includes all revenue, but only expenses for normal operations (for operating budget items). Non-budget expenses (for emergency and extraordinary maintenance) for 2006 were made for the building residing project and for contract repair of water damaged chimneys. Details are available upon request.

The procedures followed for delinquent dues assessments was discussed. Accounts not paid by the middle of the quarter are assessed a \$20 penalty and a letter is sent to the homeowner. Accounts not paid by the end of the quarter are assessed an additional \$20, another letter is sent to the homeowner, a lien is filed against the property, and the account is turned over to our attorney for collection. All attorney fees and other costs of collection are the responsibility of the delinquent homeowner. We have successfully collected all delinquencies except one, which has been referred to an attorney for further action. During 2006 we foreclosed against one homeowner and collected the amount due.

Maintenance Report: Tom Miller presented the maintenance report for Jack Kelley, Maintenance Supervisor for the Association, who was unable to attend. Records are being maintained showing where maintenance hours are spent. These records are available upon request. A lengthy discussion between board members and homeowners was held on a variety of maintenance issues such as the need for painting (versus residing), replacement of storage area doors, and ant and insect control. Members were asked to contact any Board member in writing for any maintenance requests, complaints, or other maintenance issues. These matters will be addressed by the Board and the homeowner will be provided a response. The Board members are listed on our Web site along with their addresses and email. <http://www.geocities.com/oakpoint2/>

Insurance Report: Tom Miller presented the Insurance Report. The Association insurance policy provides replacement cost coverage of the structure and items attached thereto at the time of original transfer from the builder to the original owner. Additions and improvements by owners are **not** covered unless the homeowner has requested coverage and provided necessary information to the Association. All homeowners were provided with a clarification of our by-laws regarding insurance coverage and were given the opportunity to include their additions and improvements in our 2006 policy. Those who elected to include such items in the Association policy were billed separately for the premium cost applicable to the improvements. Homeowners will be given the opportunity annually to add, delete or update coverage of additions and improvements.

Election of Board Members: Carolejean Reynolds removed her name from the ballot and made the motion that the other two on the ballot, Boyd Darling and Gina Wendling, be elected by acclamation. Donna Moore seconded the motion. After much discussion about whether this was following the Covenants and By-Laws, a vote was taken. The motion passed by one vote (14-15). **Note:** at the Board of Director's meeting following the Association meeting, the above election was declared invalid, because nominations from the floor were not permitted as required by the Association by-laws. A new election will be held immediately, to include solicitation of additional nominations and voting by mail.

Other Business: Brent Wendling suggested a newsletter updating homeowners of association business. This will be considered by the Board. George Harris asked whether the dues assessment for the residing project would be rolled back now that the residing was completed. Since \$16,000 is still due on residing loans, and other major maintenance work lies ahead, the present dues structure will remain in place for the time being. Don Reynolds commended the Board for being good stewards of our money and getting us through a very difficult situation with the residing project. Homeowners in attendance were invited to remain for the Board or Directors meeting, which was to be held immediately following the Association meeting.

The meeting was adjourned at 1:40 P.M.

Necia Miller, Secretary

2005 Statement of Revenues and Expenses
2006 Operating Budget.

(If you are downloading these minutes from our Website, you will have to write the President of the Board for these attachments. We do not think they should be available over the Internet.)