

## Oakmont Home Owner Association Board Meeting Summary of 3/7/05

In attendance: Dave Fiscus, Bill Struve, Janet Hawn, Randy Kent, Mark Stroud, Bob Lutz

Bob reviewed current financials with the board. We had a beginning balance for February of \$55,396.14; annual dues received for the month of February were \$45,870.00. Expenditures for the month were \$3,659.78. Ending balance for the month was \$97,989.36.

The board also reviewed delinquencies. Currently there are 52 homeowners who have yet to pay their annual dues. This figure represents 19% of the total homeowners in Oakmont, which amounts to \$32,425.65. The good news is that we are \$2,293.35 ahead of where delinquencies were last year at this time. There is a further reduction of \$2,292.00 in lost revenue due to a foreclosure; we will not be receiving any portion of this debt. A motion was made by Randy Kent, seconded by Janet Hawn to waive the late fees for a resident whose payment was post marked February 15<sup>th</sup>. The motion carried. It was also voted on and passed that on next year's dues notices that the wording be change to read that "payments must be received by the 15<sup>th</sup>".

The board welcomed Debbie Wolfe with Engledow as she made a presentation for the mowing and landscaping contract. Various services that Engledow provides for Oakmont include spraying for bark boring insects, treating for stress and disease of the trees, as well as: mowing, mulching, fertilizing, pruning, and watering. They also edge the walks along the Oakmont Drive twice per year. It was decided that the yearly plantings in the various common area flowerbeds would be a rotating list of plants to vary each year, bringing multiple colors and textures. The board has asked Ms. Wolfe to provide proposals to continue these services in the following formats, two, three, and five year contract pricing. Bill Struve presented a proposal to verify property corners along all common areas to assure that mowing areas are indeed common areas and not private property.

Bob informed the board that currently the State Road 38 project has been placed on hold by orders of Governor Mitch Daniels. It seems that all state highway projects are being re-evaluated. Until further notice this is a non-issue.

The Spring Yard Sale date is set for April 22-23, 2005. Rain dates are April 29-30, 2005.

Update on the nature trail: over the past couple of years various complaints and situations have arisen regarding the use, and upkeep of the nature trail. At the annual homeowners meeting last October it was brought to the boards' attention that a family of beavers had moved in and were removing trees. At the board meeting in January the topic of beavers once again was broached due to homeowner complaints about the number and size of trees being removed both in the nature trail area as well as on certain homeowner's property. At that time the board agreed on taking action to have the beavers removed. Kirkpatrick Management hired a professional, licensed removal firm. In Hamilton County removal must be catch and release, with release occurring within the boundaries of Hamilton County. The release must be with the approval of the landowner and cannot be released on State owned property. Since this presented a nearly impossible task for catch and release, lethal means were approved. This decision was based on the greater good of all homeowners in Oakmont. Based upon those decisions seven beavers have been removed.

Homeowners Larry Sweazey and Kevin Gorham presented to the board a possible Nature Trail guideline overlay for future issues arising from not only beavers but also all the various wildlife that lives in or near said nature trail. It was proposed and agreed upon that Kent Hanauer, a Wetlands Technical Assistant with the Indiana DNR would be contacted about performing a free wetlands analysis of the nature trail. It was also proposed and agreed upon that further research into various organizations would take place with the possibility of receiving federal, state, and or grant monies to improve and/or classify the Oakmont nature trail.

Mark Stroud  
Secretary