

September 12, 2005

Present: All Members, Bob Lutz

Financial overview (big picture) is potential break-even year end with current expense projections. This was made possible by cost containment steps taken through out the year such as suspending of the reserve fund.

Joe Winship, Vice-president of Kirkpatrick Management Corp., delivered a presentation to the board on the services provided by Kirkpatrick. His presentation helped the HOA board understand all that Kirkpatrick provides for Oakmont and the Oakmont board. These items included all financials, mailings, on-site visits, administrative details, phone, and community interaction, such as parking issues and covenant items/violations.

Randy Kent informed of a situation in which HOA residents were involved in illegal activities. This resulted in the involved parties being arrested. Subsequently, the police department was seen around the property for several days.

Discussed and approved closing the pool on September 17, 2005 @ 9:00 pm. It costs about \$400 per week to keep the pool open. The financial situation weighed heavily on the timing of closure.

Dave Fiscus and Bob Lutz presented the first draft of the proposed 2006 budget. After review of the line items, it was noted that the budget was based on a proposed number of lots (288) verses the number of actual lots containing homes (270). This would have been the second year that the budget was based on projections of having all vacant lots built out. The board discussed and decided to set the budget based on the actual number of homes sold (270). The proposed budget also did not contain the full \$10,000 for the reserve fund. After lengthy discussion, it was determined that this was unacceptable due to recent shortages from the past years being made up from the reserve fund, and improperly being funded in 2005. Numerous scenarios were discussed to correct this situation. Mark Stroud made a motion to base the budget on 270 homes at \$575 for the year 2006. This motion was seconded by Dave Fiscus and approved unanimously. With this number the total operating budget for the year would be \$155,250 (a 1.7% increase), and the reserve could then be fully funded. Note that the 2005 dues would have been set at \$565.33, had they been based on 270 homes opposed to the projected 288. The majority of the increase in the 2006 budget is driven by the slow build out of Oakmont by the developers.

A motion was also made by Dave Fiscus to allow split payments of the annual dues. Motion was seconded by Janet Hawn and approved unanimously. Split dues to be as follows:

The first payment of \$300 is **due** on January 1, 2006 and **late** on January 16, 2006. A \$50 fee will be assessed if not **received** in Kirkpatrick's offices by 5:00 p.m. on January 16, 2006. The second payment of \$275.00 is due on May 1, 2006 and late on May 15, 2006.

A \$50 fee will be assessed if not **received** in Kirkpatrick's offices by 5:00 p.m. on May 15, 2006.

The annual meeting date was set for October 20, 2005 and again will be held at the Forrest Park Inn.

Meeting adjourned.

Respectfully submitted,
Mark Stroud
HOA Secretary