

## OAK LANDING PROPERTY OWNERS ASSOCIATION

908 Oaklanding Circle

Seven Points, TX 75143

Email: [oaklandingpoa75143@gmail.com](mailto:oaklandingpoa75143@gmail.com)

Website: [oaklandingpoa75143.com](http://oaklandingpoa75143.com)

Office phone: (903) 432-0860

### Board Meeting Minutes

Chairperson: Ellen Morton

Secretary: Virginia Payne

Date: 04-15-2023

Time: 10:00am

Location: POA Office

Street: 908 Oaklanding Circle

City: Seven Points

State: Texas

#### *Members in Attendance:*

Ellen Morton (President)

Virginia Payne (Secretary/Treasurer)

Gabriela Borcoman (Alternate)

#### *Members Absent:*

Connie Tiger (Vice-President)

Linda Miller (Alternate)

*Opening remarks – Ellen*

Connie and Linda are not able to attend. Gabriela here as an Alternate.

*Reading of the last minutes - Virginia*

Minutes from the 1-21-2023 Board meeting read. The Board meeting times were changed to August 10, 2023 at 5:30pm and November 2, 2023 at 5:30pm. Location will remain at the POA Office. Minutes were approved.

*Quarterly budget for 2023 – Virginia*

Presented the budget. Explained starting balances with credits/deposits minus expenditures leaves an ending balance as of 4/01/2023 - \$7597.66

There were two returned checks in the first quarter. There was a return fee of \$25.00 for those returned checks.

We are now charging the Title Companies a Transfer fee (\$375.00) for any properties sold in the Subdivision. There are two currently being processed.

The water meter was pulled from the POA property that serves the bath house. That will save the POA a monthly fee. The electric meter to the POA dock was discontinued. Yard light with a \$10.00 charge remains to light up the POA entrance.

*Dues - Virginia*

57 out of 97 owners have paid dues. The next step is to send out Delinquent letters following the Oaklanding POA Policies.

Will draft a letter for the Board to review prior to sending it out to owners.

*Fines – Virginia*

Will reach out to the Attorney to assist us in setting fines for violations of Restriction and By-laws. Once fines are set will let owners know what the fines are.

### *Roads – Ellen/Virginia*

Reached out to Henderson County Commissioners Court to inquire about help with the roads in our Subdivision. Was told that the roads were not on the County's map so they can't help us. They said we would have to fix our roads and maintain them for 2 years then they would take over.

They meet every Tuesday morning at 9am in Athens. We need to encourage owners to go to meetings in Athens.

Also checked with Bob Stryker the developer of this subdivision. He stated, "at the time the subdivision was developed the county already had too many roads to maintain, so they would not include in the county."

Will investigate working on the roads after the lawsuit is settled.

The trash truck is very hard on the roads but have no other alternative to collect trash. They do the speed limit.

The Kemp ISD school bus goes over the speed limit. Virginia has video of them driving on the road. Virginia will reach out to Kemp ISD and ask to have the school bus slow down. If they do not adhere to slowing down, then we will look into the bus not being allowed into the subdivision. Will also check with them to see if they can help with road repair.

### *Trash service - Ellen*

Ellen contacted the trash company the POA has a contract with. Someone from the residential side in the company is calling her back. Hope to get information on why the service was raised, the percentage raised and status of getting a roll off dumpster. The contract stated a roll off dumpster was supposed to be supplied the second week in March. It was not provided. Our contract expires August 1, 2023. Ellen looking into another trash service.

Virginia checked with the city of Seven Points to see if the residents in Oaklanding POA could participate in the trash clean up on April 22<sup>nd</sup> in Seven Points. We are not in the city limits so we cannot take our trash.

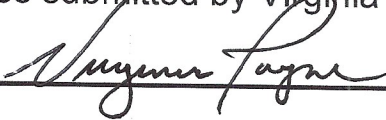
There is a dump site between Eustace and Athens, but has a cost associated with each dump.

*Next steps* - Ellen

After default letters go out to owners delinquent in paying dues, will contact Attorney to help the Association start placing liens and foreclosures on those not paying their dues.

Adjourned at 11:30am

Minutes submitted by Virginia Payne



---

Minutes approved by Ellen Morton



---

## Oaklanding Property Owners Association 2023

Month	January	Feburary	March	April
<b>Beginning Balance</b>	<b>\$1,955.44</b>	<b>\$3,452.13</b>	<b>\$5,816.13</b>	<b>\$7,597.66</b>
<b>Deposits/Credits</b>				
Dues	\$3,293.55	\$2,747.35	\$2,385.99	
Transfer fees				
Fines				
	<u>\$3,293.55</u>	<u>\$2,747.35</u>	<u>\$2,385.99</u>	
<b>Checks/Debits</b>				
Electrical	\$51.41	\$51.41	\$52.41	
Telephone	\$70.09	\$70.58	\$70.58	
Water	\$58.29	\$58.29	pulled	
Kaufman County	\$1,113.26			
Henderson County	\$433.81			
POA Liability Insurance				
Office Supplies			\$123.84	
Post Office	\$60.00		\$126.00	
Bank fees	\$10.00	\$198.07	\$231.63	
Website				
Background checks				
POA office bldg repair				
POA dock				
POA boat ramp				
POA road repair				
Maintenance Lot 15 & 16				
POA Association fees/docs		\$5.00		
Attorney fees (Association)				
Attorney fees (Lawsuit)				
	<u>-\$1,796.86</u>	<u>-\$383.35</u>	<u>-\$604.46</u>	
<b>Ending Balalnce</b>	<b><u>\$3,452.13</u></b>	<b><u>\$5,816.13</u></b>	<b><u>\$7,597.66</u></b>	