

Oakbrook 7th Addition Board Meeting Minutes

Wednesday, 4 September, 2024 – Oakbrook Park

- **Members Present:**

- G Kent Troy
- Todd Mason
- Jim Hall

- **Board Members:**

- **President:** Kent Troy
- **Vice President:** Open
- **Treasurer/Architectural Control & Covenant Enforcement:** Jim Hall
- **Secretary:** Kent Troy
- **Clean up Coordinator:** Kent Troy (Interim)
- **National Night Out:** Heidi Basford
- **Newsletter Editor:** Todd Mason
- **Social Media:** Elizabeth Foster
- **Welcoming Committee:** Heidi Basford
- **Membership:** Vacant
- **Safety & Security:** Vacant

Approval of minutes: The minutes from the 17 July 2024 board meeting minutes were reviewed and approved by the board and will be posted to the website.

- **Reports:**

Presidents Report:

- 1) Nothing to report

Treasurers Report:

1) Jim Hall reported the treasury amount as of 31 Jul is \$14,741.28 with all NNO bills paid. This does include receipt of \$750 from the 4th Addition HOA and \$100 from the 7A Addition HOA for the NNO.

2) Jim will continue to look into a member's suggestion to add Zelle Online Banking and Venmo Payment options.

Newsletter: Next Newsletter should go out prior to, and announcing the Fall Clean Up.

Articles needed are:

- President's Note – Kent Troy
- NNO article – Heidi Basford
- General Membership Meeting info – Kent Troy
- Remaining 2024 Annual Events – Kent Troy
- Notice of CCR Violation damages

Newcomer Welcome: Nothing to report

Social Media: Todd will provide Fall Clean Up flier to Kent to be posted on website and on Fb

CCR Committee: Fourteen violations were reported as a result of a drive through on 5 Sep.

- 1) 9803 Coral Dr SW- Trainer and RV trailer (Continuous repeat offender)
- 2) 9828 Onyx Dr Sw – Trailer in driveway (Continuous repeat offender)
- 3) 7308 100th Ave SW – Camper Trailer has returned
- 4) 9910 Zircon Dr SW – Boat on trailers has returned
- 5) 7409 97th Ave Ct SW – RV trailer has returned
- 6) 9805 74th St SW - RV trailer has returned
- 7) 7013 97th Ave SW – Boat on trailer has returned
- 8) 7203 100th Ave SW – Cargo Trailer in driveway
- 9) 7914 99th Ave SW – Camper Trailer in driveway
- 10) 9718 Zircon Dr SW – Cargo Trailer on side in front of fence
- 11) 9810 Zircon Dr SW – Cargo Trailer in driveway
- 12) 9911 76th St SW – Camper Trailer in driveway
- 13) 9918 75th St SW – Small Camper Trailer in driveway
- 14) 9919 72nd St SW – Cargo Trailer in driveway

Reoccurring Events:

Adopt a Street completed 24 Aug. Next one is proposed for 7 Dec at 9:00 AM
Fall Clean up will be 9 Nov. Jim will be Project Officer on the ground, but Kent can orchestrate schedule and plan. Kent will not be present and will have two shifts. Todd and Heidi will set it up and have morning shift. Jim and TBD will take the afternoon shift and close it up.

NNOAC – Overall comments were favorable. Next year include 4th and 7a Additions again. Start advertising and signage earlier

Old Business: N/A

New Business:

1) Kent proposed to the board penalties for violators of CCRs and to consider any incentives for people to be on the HOA board. Attached. This will be voted on by the board and voted on at the 2025 General Membership meeting. Implementation would be 1 Jan 2026.

2) Kent further proposed a late fee for dues. Beginning on the day of the Spring Clean up the late fee of \$10 would be assessed for the remainder of the year. This would go into effect in 2025.

- **Next Meeting Details:** HOA Board Meeting 13 Nov 2024 at 6:00 PM via Zoom.
Anyone not on the board that wishes to attend can send an email to the HOA email address.

Thank you

Kent Troy

Acting Secretary

HOME OWNERS ASSOCIATION
OAKBROOK 7th ADDITION

Proposal

CCR Violation Damages

All homeowners living in the confines of the Oakbrook 7th Addition are members of the homeowners association as per the Article V of the Articles of Incorporation. As such all homeowners in the 7th Addition must comply with e

The following is a proposal outlining the steps to be taken for violations of the HOA CCRs:

1st notification: A return receipt letter will be sent to the homeowner outlining the CCR in violation and possible future steps the HOA board may take. This letter stipulates the Section in violation and a notice of 30 days to correct the violation. Homeowner may reply in writing with a request for extension to the 30 days.

2nd notification: A return receipt letter will be sent to the homeowner outlining that they have failed to comply and are still in violation of the specified CCR and that a fine has been levied on the homeowner in the amount of \$50 and there will be a late penalty of \$10 per month for 6 months.

If after 6 months have passed and the homeowner has not corrected the violation and has not paid the fine, the HOA Board will file a small claim with Pierce County against the homeowner. The claim will be for any unpaid fines as well as any unpaid dues for the previous five years as well as court costs specified by Pierce County Court. Additionally, a lien may be levied against the homeowner.

This proposal is to be voted on by the board in Nov 2024, advertised in newsletters and on social media, voted on by the homeowners at the 2025 General Membership Meeting and implemented on 1 Jan 2026.