

Oakbrook 7th Addition Board Meeting Minutes

Tuesday, 19 November, 2024 – via Zoom

- **Members Present:**

- G Kent Troy
- Todd Mason
- Jim Hall
- Heidi Basford

- **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 4 Sep 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 4 Dec is \$15,515.77. This included \$590.00 of payments for dues, clean up and donations at the clean up. This does not include the final bill for the Fall Clean Up

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

Newsletter: Newsletter went out announcing the Fall Clean Up as well as the General Membership Meeting on 29 Jan 2025. Newsletter also included plan to recoup damages for violations of CCRs

Newcomer Welcome: Nothing to report

Social Media: Todd will provide a pdf for the general membership Meeting to Kent to be posted on website and on Fb

CCR Committee: None reported but still have a number of violations

Reoccurring Events:

Adopt a Street completed 24 Aug. Next one will be for 7 Dec at 9:00 AM

Clean up on 9 Nov. Jim and Todd managed the Fall Clean Up. The bin was full by 12:15. Next will be Spring Clean Up and date TBD

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) The board agreed to the proposed penalties for violators of CCRs and to consider any incentives for people to be on the HOA board. Attached. This will be 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 General Membership Meeting will be 29 Jan 2025 at 6:00 PM at the Adriatic at Oakbrook Club.

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 all CCRs as listed in the “General Protective Covenants” agreed to by the HOA and recorded with Pierce County on 2 December 1977.

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.