

**Oakbrook 7th Addition Board Meeting Minutes Wednesday, 28 Jan 2026,
via Zoom**

Attendees:

- G Kent Troy
- Jim Hall
- Noelle Gonzalez
- Michael Saenz
- Benjamin Lovelle
- Andrew Katz

Board Members:

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

Approval of minutes: The minutes from the 2 Nov 25 Board Meeting minutes were reviewed and approved with the correction of the date of the meeting by the board and will be posted to the website.

Reports:

Presidents Report: Nothing to report

Treasurers Report: Jim Hall reported the treasury amount as of today is \$15,838.92. Jim will also send the 2025 roll up to Kent for posting financial report on the web site. \$600 from checks and \$312.16 from PayPal received this month.

Newsletter: Last newsletter of the year was published and delivered by mid October in time to announce the clean up. Next newsletter or notice will need to be published around mid Feb in order to inform HOA members of the General Membership Meeting and the Spring Clean Up.

Newcomer Welcome: Noelle needs help identifying new homeowners. Noelle has developed a welcome letter with CC&Rs and Bylaws as well as any info, gift cards or other items from local businesses. Noelle should submit her receipts to Jim for reimbursement.

Social Media: Continues to share info on Fb.

CCR Committee: As of 5 Jan a number of violations were reported. Letters were issued, but some were returned because names were incorrect and a follow up was sent to "Current Resident" Impersonal, but effective. There were 14 violations:

- 1) 9803 Coral Dr SW – Camper Trailer and Cargo Trailer
 - 2) 7013 97th Ave SW – Boat on a Trailer
 - 3) 7308 100th Ave SW – Camper Trailer – In Arizona until 4 April and requested extension until end of Apr – granted
 - 4) 7914 99th Ave SW – Camper Trailer – Returned, Addressee unknown, resent to Current Resident
 - 5) 7409 97th Ave SW – Camper Trailer
 - 6) 9709 79th Ave SW – Camper truck – President talked to them personally and they will put in pavement to back yard this Spring
 - 7) 7011 Cameo Dr SW – Cargo Trailer – Returned, Forward Expired -Resent and received a request for extension until the end of Feb
 - 8) 9808 Onyx Dr SW – Cargo Trailer
 - 9) 7920 98th Ave SW – Boat on Trailer – Returned, incorrect address and resent to 7928 98th Ave SW.
 - 10) 9918 75th St SW – Camper Trailer
 - 11) 9919 Zircon Dr SW (Owned by Invitational Homes in Dallas) – Boat on a Trailer. Jim contacted them by phone on 15 Dec 2025 and was assured they would do something about it.
 - 12) 9930 Onyx Dr SW – Camper RV
 - 13) 7920 98th Ave SW – Boat on Trailer
 - 14) 9810 Zircon Dr SW- Cargo Trailer – Oversight and did not issue a warning.
- All have been received, except for 14, which is yet to be sent.

Reoccurring Events:

Adopt a Street: Next one is scheduled for 7 Mar at 9:00 AM. Meet at the park.

Clean up: Spring Clean Up is scheduled for 11 Apr 9AM- 2PM. Volunteers?

NNOAC – Next is 4 Aug 2026

Old Business: 2026 General Membership meeting is set for 11 Mar at 6:30 PM and Benjamin Lovelle volunteered his facility at 8509 Steilacoom Blvd and will either be in Bldg A or C. Thank you.

New Business:

- 1) Letter from Mr Singa's lawyer response
- 2) Mr Katz brought to the boards attention some procedural things that need to be addressed
 - a) Raising of the dues?
 - b) Authority to impose fines for CC&R violations and recommended the HOA issue a letter to each homeowner that was sent a letter a notice of moratorium.
 - c) Notice of General Membership Meeting
 - d) Amount needed for a quorum
 - e) There are voluntary HOAs
 - f) Three board members should be up for reelection each year
 - g) WA State RCWs that govern HOAs

Next Meeting Details: Next meeting will be the General Membership Meeting on 11 Mar at 6:30 PM. Next board meeting is scheduled for 13 May in person

Thank you
Kent Troy
Acting Secretary