

Oak Meadows Service Company OMSCO
Minutes
June 15, 2011

Present: Les Schaub, Jeff Houpt, Chris Lehrman, Chris Brown, Randy Walther

Others: Donna Yost, Bookkeeper/Assistant

The meeting was called to order by Jeff Houpt at 5:36 p.m.

APPROVAL OF THE MINUTES OF May 12, 2011

Chris Lehrman moved to approve the minutes as amended of May 12, 2011. Les Schaub seconded the motion. The motion was approved 3-yes, 2-abstained (not at meeting).

REVIEW OF MAY FINANCIALS, APPROVAL OF ACCOUNTS PAYABLE AND REVIEW OF PAST DUE ACCOUNTS.

Les Schaub moved to accept the financials and to pay the accounts payable of \$5,741.82. Randy Walther seconded the motion. The motion was approved unanimously.

OPERATORS REPORT.

Again, everything looks OK.

METERS

Randy Walther will coordinate with Ralph and EPC to turn over meter reading duties before July's readings need to be done.

Les will head up finalizing the Procedures for Meters and New Hookups this month. We want to add to the Architectural Control Committee Packet an Inspection Checklist to be followed by the homeowner.

There was a proposal to change the Rules and Regulations on broken meters. Too many people are either ignoring, or taking a very long time to repair meters that are not working. Once the bookkeeper becomes aware that a meter is not reading, she will send a letter with that month's invoice. The Homeowner will have three weeks from date of letter to fix the problem or update the Board on the steps they are taking to do so. The second month with no reading, another letter will be sent and there will be a fine of \$30.00. The third month the fine will be \$100.00. The fourth month \$200.00. It is hoped that a higher fine incurred will much more rapidly will motivate the homeowner to have the meter repaired as soon as possible. Extenuating circumstances can be heard by the Board. Comments on this proposal are welcome. This will be voted on at the next Board meeting.

WATER TANK PROJECT/FUNDING

Chris Lehrman brought a map and a more detailed estimate for installing one or two 25,000 fiber glass water tanks as discussed at the May meeting. Two tanks installed at the same time are estimated at \$166,417. Installing only one tank would be \$108,528. This would include all the necessary drain lines in both cases.

Whether or not the project will be financed in order to facilitate construction this fall or spring, the need of a capital improvement surcharge will need to start as soon as possible. A \$10.00 per month fee, to be voted on at the July meeting, and implemented with the August billing was discussed. **Attached you will find a letter detailing out this information of funding for this project. Please review and feel free to give your feedback to a Board member.**

An OMSCO representative will attend the July HOA meeting to discuss details of the project with the HOA Board.

MAPPING.

This is still ongoing.

INSURANCE CLAIM.

Estimates have been obtained and the adjustor is working on this.

ADJOURNMENT.

Chris Lehrman moved to adjourn the meeting @ 8:00pm. Les Schaub seconded the motion and it was approved unanimously.