

**Oak Meadows Service Company OMSCO  
Minutes  
August 11, 2011**

**Present:** Les Schaub, Jeff Houpt, Randy Walther

Members: Cleveland Owers

Others: Donna Yost, Bookkeeper/Assistant

The meeting was called to order by Jeff Houpt at 5:44 p.m.

Cleveland Owers attended the meeting to discuss his overage charges on his first bill. He believed the charges should not all be his because he didn't take possession of the house until mid-month of the overage period. He is going to try and work this out with the realtors involved and come up with an equitable division between the three of them.

**APPROVAL OF THE MINUTES OF July 14, 2011**

**Randy Walther moved to approve the minutes as amended of July 14, 2011. Les Schaub seconded the motion. The motion was approved unanimously.**

**REVIEW OF JULY FINANCIALS, APPROVAL OF ACCOUNTS PAYABLE AND REVIEW OF PAST DUE ACCOUNTS.**

Changes have been made to the appearance of the income statement. The new capital improvement fee and expenses for the construction of the new water tanks are separated out from operating income and expenses and are under the title "Capital Fund" and "Capital Project" respectively. It was also decided to open a separate checking account specifically for capital purposes.

It was noted that the Prough account was specifically not paying the meter fines for not addressing their inoperative meter in a timely manner. Until such time as they make a request for these fees to be waived they will stand.

The electric bill for Wells 6 & 9 was unusually high this past month and it will be watched to see if this continues.

**Randy Walther moved to pay the accounts payable of \$10,798.56. Les Schaub seconded the motion. The motion was passed unanimously.**

Credit Cards: The possibility of OMSCO accepting credit cards was discussed. Only a few people are currently making use of the HOA accepting credit cards. It was decided to continue to wait and see how it works in the long run for the HOA.

## **LIENS/FORECLOSURES.**

Recently a property that OMSCO had a lien on was foreclosed. Because of this foreclosure OMSCO lost this lien because it was a junior lien. There are some actions that could have been taken in the event there were excess monies from the foreclosure (which almost never happens) per OMSCO's attorney Susan Snyder. It was decided to make this decision on a case by case basis in the future. One concern though was that no one with OMSCO was notified of the foreclosure procedure, and therefore was unable to make that decision. Why this happened needs to be explored.

## **METERS.**

Randy Walther will call Alan Leslie about making the change over from Ralph Delaney reading meters to EPC.

## **WATER TANK CONSTRUCTION.**

This is moving along, and OMSCO hopes to be able to send out for bids in a few weeks. Construction could possibly start as soon as September. Chris Brown is working with Alpine Bank on financing.

## **MAPPING.**

If you are doing any work that involves tracking down your curb stop, adding these coordinates to our maps at that time would be beneficial. Please contact Chris Lehrman with this info.

## **PV POWER.**

Les Schaub has been investigating the possibility of using PV Power. A 53.3 kW system would be needed for complete replacement. A 6 kW system though would use current rebates to the maximum. Cost is estimated at \$18,000 - \$19,000 which would involve a 9-12 year pay back. He will continue to investigate this and possibly have a speaker come to the next meeting.

## **ADJOURNMENT.**

**Randy Walther moved to adjourn at 7:05PM. Les Schaub seconded the motion and it was passed unanimously.**