

December 28, 2018

Oak Mountain Home Owners Association

Board of Directors Meeting Minutes

The Oak Mountain HOA Board of Directors met on December 28, 2018 to designate that the proceeds, \$50,204.79, received from the sale of the Association Park Land on August 20, 2018, is to be designated strictly for future Association Road Repairs.

Ron Fallin, President: Ron Fallin

Greg Johnson, Vice President Greg Johnson

JD Doyle: Secretary JD Doyle

Joe Wright, Treasure Joe Wright

Kenneth Miler, Member at Large Kenneth Miler

December 28, 2018

Mr. Bill Ford
Tom Green County Commissioner Precinct 4
113 West Beauregard
San Angelo, TX 76903

Re: US Hwy 277 South & Venado Dr.
Tom Green County, TX

Dear Mr. Ford,

The Oak Mountain Home Owners are requesting a blinking yellow light at the intersection of Venado Drive and US Hwy 277 South in Tom Green County.

As you are aware, this is a very dangerous intersection. When you leave Venado Drive and turn south on US Hwy 277, there is a blind curve that is 25 yards away. Speed limit on US Hwy 277 is 65 mph leaving little time to beat northbound traffic.

There has already been two young people killed at this intersection in 2012. The Christoval ISD School Bus also uses this intersection every morning taking kids to school in Christoval.

Please address this situation before we have another major catastrophe.

Sincerely,



Ron Fallin
Oak Mountain Home Owners

Ron and Liz Fallin

From: Ron and Liz Fallin <r.l.fallin@reagan.com>
Sent: Saturday, December 29, 2018 11:09 AM
To: 'bill52ford@gmail.com'
Cc: 'JD Doyle -SCISD'; Joe Wright (joeinchuuk@hotmail.com); 'rgj56@frontier.com'; 'ksjmiller79@aol.com'; 'Sharon Burnup'
Subject: Venado Dr & US Hwy 277 South
Attachments: Venado Dr-US Hwy 277 South Letter.pdf

Bill, please take the attached letter with you to the next bi annual TDOT Transportation Meeting you attend in Austin. Please help us get something done.

Thanks

Ron Fallin

Tuesday, December 11, 2018

To date we have collected Yearly dues on 92 of 112 Lots. We have paid \$832.59 for Park Taxes and \$790.65 for Liability and Fiduciary Insurance. We have a balance of \$2,981.76 in the bank. We will be mailing out delinquent notices for unpaid dues this month.

We have had very little activity for the sale of the Park Land. The main complaint has been the proximity to the Highway. To stay competitive with similar listings the price was lowered to \$74,900.00 in January. Our Agent has recently confirmed that we are still competitive with other listing in the area. Discussion on lowering price.

The condition of our roads still remain an issue. Especially in Phase I.

We may need to have further discussion about an assessment to fund road repairs. There are currently 70 Families in our Development. An assessment of \$500.00 per Family per year would give us 35,000.00 per year to use for repairs. There will be a committee formed to see if this is a feasible solution.

Any one that would like to serve on this committee please let one of your board member know.

Open discussion.

OAK MOUNTAIN ROAD ASSOCIATION

oakmountain.assoc@gmail.com

PO BOX 288

12/11/2018

Oak Mtn Home Owners Mtg.

Minutes

- 1.) Bank Balance as of 12/11/2018. \$51,278.10
Copy of Check Book Register for 2017/2018 attached.
We collected dues on 101 of 112 Lots.
We still have 9 lots that dues were not paid for.
Dues for 2 lots were waved because the owner took care of Park.
2019 Dues have been mailed.
- 2.) Road Repairs. 20 ton load of Cold Patch were purchased and repairs have been done on Phase II Roads. We still need to work on Venado Drive Entry & Venado Ct. Repairs will be done in Phase 1 as soon as we have warm weather. There will need to be further discussion on what type of road repairs will be made. Notices will go out prior to upcoming repairs so we get as many volunteers as possible to help..
- 3.) Covenants & Restrictions. A committee has had one meeting and suggestions have been submitted. A Second meeting will be held mid January. If you would like to be on the committee please let the board know. Committee members will be notified by email as to meeting date & location. Final updated document will need to be voted on by property owners.
- 4.) Open Discussion, one of our neighbors has been rounding up feral cats and having them fixed. They have a clipped ear if they have been fixed. Please do not shoot them.
- 5.) We still have 19 owners that have not provided the board with their email address. Please do so as it would save us \$9.50 every time we send out any type of correspondence. Please text to Ron Fallin @ 602-350-8027. Thank you..
- 6.) Our next Home Owners meeting will be 3/12/2019 at 6:30 at the Christoval Community Cntr.
Board of Directors

12.11.18
OAK MTN MTG

RON FALLIN
Felton & Lisa Stephens

Tedd Lee

JON REESE FOR WESLEY + ELIZABETH REESE

Greg Machala
Kelley De La Rosa

JD + Charlyn Doyle

Aug Johnson

Ryan & Jenna Gaddy

r.l.fallin@reagan.com

blstep@wtxs.net

Roster L Properties@yahoo.com

gmachala404@gmail

Kelleytaylor88@yahoo.com

charlyn.doyle@gmail.com


ryan.gaddy@rejon.net

9/11/2018

Winters Road Assoc. Mtg. Minutes

- 1 Sale of Park Land.
Park sold for \$55,000.00. Net Proceeds was \$50,204.79
We may have to pay federal taxes on the sale of the property because it was given to us and we have a zero cost basis. Could be around 15%, or \$7,530.00. Board will check with tax accountant to see if we can avoid this.
- 2 Checking Account Balance after sale of property is \$53,619.83. We have collected 2018 Yearly Dues on 102 of 113 Lots.
- 3 Road Repair Committee. We are asking for a Committee to come up with a plan on how we utilize our funds for Road Repairs. If you are interested in serving on this Committee please let us know via email.
- 4 Vacant Board Position. Our Vice President, Barry Cummings, is moving and has resigned his position. Greg Johnson has volunteered for this position and has been approved by the board.
- 5 There was a motion made and seconded to form a Committee to review and update our Deeds & Restrictions. Five people have volunteered so far. If you would like to be on the Committee, please let us know via email.
- 6 Storage of Commercial Vehicles on Tract Property. Article IV, Section 18 says "No commercial vehicles may be stored on a tract at any time." There was a lot of discussion about this item. A question was asked concerning what constituted a commercial vehicle? This will be addressed by the Deeds & Restriction Committee for further clarification. In the mean time it was suggested that any vehicle that requires a CDL License to operate would fall under this rule and should be removed. Please remember your neighbors have to look at them!!
- 7 During open discussion it was brought to our attention that there are commercial businesses being operated in the development. This is not allowed per Article IV, Sections 20, 21 & 22 of our Deeds & Restrictions. There was a community vote, March of 2017 that did not allow a commercial business to be opened on Lot 1 of Phase 1 at the corner of Leal Rd and Hwy 277. It would appear that that the Community has already voted on and addressed this situation. Violations will be handled on an individual basis.

Board of Directors.


President
Oak Mtn HOA
10.7.18

9.11.18 OAK MTN RD ASSOC QTRLY MTL SIGN IN SHEET

RON & LIZ FALLIN ✓ r.l.fallin@reagan.com.

FM STEPHENS ✓ bstep@wtxs.net

Kenneth Hill ✓
Carolyn Corbin ✓ cccorbin007@yahoo.com

Homer Hernandez ✓ homer_hernandez@yahoo.com

Kelley DeLaRosa ✓ kelleytaylor88@yahoo.com

Nick & Barbara Dattena ✓ NICKFM8111@aol.com

Lorie & Jim Schroeder ✓ jimlories@wcc.net

✓ Kcorbin@yahoo.com

Todd Lee

Russell Gable ✓ russellgable@yahoo.com

Philip Kemp

✓ rgj56@frontier.com

Greg Johnson

NESSA DAVIS

Ron and Liz Fallin

From: Ron Fallin <r.l.fallin@reagan.com>
Sent: Tuesday, June 12, 2018 3:58 PM
to: Liz Fallin
Subject: Fwd: Oak Mountain Home Owners Road Association Quarterly Mtg. Agenda

Sent from Ron Fallin's iPhone

Begin forwarded message:

From: Ron Fallin <r.l.fallin@reagan.com>
Date: June 7, 2018 at 6:08:35 PM CDT
To: OAK MOUNTAIN ROAD ASSOCIATION <oakmountain.assoc@gmail.com>
Subject: Re: Oak Mountain Home Owners Road Association Quarterly Mtg. Agenda

Sent from Ron Fallin's iPhone

On Jun 7, 2018, at 4:26 PM, Ron Fallin <r.l.fallin@reagan.com> wrote:

Mr Kemp, you make some very good points. The problem is that our roads are deteriorating at a very fast rate. Very soon they will be in the same condition as Phase 1 roads. This will affect the value of our homes. The board is open to any and all suggestions on how to address our road problems.

We totally agree with you on lowering the price of the Park Property. This is on the agenda for our Tuesday meeting.

Thank you for your interest in the association and our neighbor hood. Your input is very much valued and appreciated.

Ron Fallin

Sent from Ron Fallin's iPhone

On Jun 7, 2018, at 7:14 AM, OAK MOUNTAIN ROAD ASSOCIATION <oakmountain.assoc@gmail.com> wrote:

From: pokemp Administrator <pokemp@zipnet.us>
Sent: Thursday, June 07, 2018 6:46 AM

To: OAK MOUNTAIN ROAD, ASSOC. <oakmountain.assoc@gmail.com>

Subject: Re: Oak Mountain Home Owners Road Association Quarterly Mtg. Agenda

In case I am not able to attend the meeting, I want to let the board know that even though the school bond did not pass this time, it will most probably be called for again in the November election. The bond failed by only 27 votes but the few month setback is going to possibly raise the amount of the bond due to an increase in construction costs. Assessing a \$500.00 fee for roads for our subdivision at this time, although needed for our little corner of the world, could greatly and negatively impact our members once the bond is passed. I also believe because the by-laws were never distributed to all the members but just "made available if they wanted one" could raise an issue of fairness.

If we left then price of the front lot the same all this time with little movement, that is our own fault. We were given that property for free so any amount we receive is profit. Reducing to, say, \$66,000 or so would still be money in our coffers for a few repairs.

Philip Kemp

From: "OAK MOUNTAIN ROAD, ASSOC."

<oakmountain.assoc@gmail.com>

To: pokemp@zipnet.us

Sent: Wednesday, June 6, 2018 7:51:51 PM

Subject: Oak Mountain Home Owners Road Association Quarterly Mtg. Agenda

Oak Mountain Home Owners Road Association
Quarterly Mtg. Agenda

We will be having Quarterly Meetings this year. They will all be at the Christoval Community Center at 6:30 PM.

Our next Meeting is:

Tuesday June 12, 2018

Following Meeting Dates

Tuesday, September 11, 2018

June 12, 2018

Oak Mountain Home Owners Road Association Quarterly Mtg. Minutes.

Discussed Quarterly Meeting Dates.

Following are upcoming Meeting Dates

Tuesday, September 11, 2018

Tuesday, December 11, 2018

To date we have collected Yearly dues on 96 of 112 Lots. We have paid \$832.59 for Park Taxes and \$790.65 for Liability and Fiduciary Insurance. We have a balance of \$3,181.76 in the bank. We will be mailing out delinquent notices for unpaid dues this month.

We have had very little activity for the sale of the Park Land. There was a motion and a second to lower the price to \$64,900.00. The Realtor has been contacted and this has been put into motion. As suggested, he has also been asked to put signage on the highway. It was noted that the Park was given to the Association and that anything we could clear from the sale would be a plus that could be used for road repairs.

Again, there was discussion regarding the condition of our roads and a possible assessment on a yearly basis to help cover the cost of repairs. Mr. Kemp once again brought to our attention that the Christoval School Bond did not pass and that it would be on the ballot again in November. It was his concern that if the Bond passes in November that an assessment along with a rise in school taxes would be an unfair burden on our residents. It was also suggested that we look into other ways to fund road repairs, such as possible public safety grants. Ms. Sturm let us know that the County has recently taken over private roads in a couple of locations. It was noted that before this can happen roads have to be brought up to County Standards plus they require upfront dollars for future maintenance.

Meeting Adjourned

Board of Directors



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OAK MTN ROAD ASSOC. 6.12.18

Ron & Liz Fallon r.l.fallon@rcagan.com

Jim & Lorie Schroeder jimlories@wcc.net

A. Wesley Reese II awreese@wcc.net

JD & Charlyn Doyle jdd.home@gmail.com

Kenneth Miller

Philip Kemp

Lynn Baggs & Shelley Mackey

Carol Stearns berntravelers@yahoo.com



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March 18, 2018

Oak Mtn Home Owners Road Association

Meeting notes for 3/15/18 Quarterly Meeting.

First Item on the agenda was a review of upcoming quarterly meeting dates. Meetings are at the Christoval Community Center and start at 6:30 pm.

**Upcoming Dates are: Tuesday June 12, 2018
Tuesday September 11, 2018
Tuesday December 11, 2018**

Second item on the agenda was update on collection of yearly association dues. We have collected for 75 of 112 lots. After paying Park Taxes and Liability/Fiduciary Insurance, we have a \$2,126.76 in reserve.

Third item on the agenda was a report on the progress to sale the park. There has been very little activity. The main complaint has been the proximity to the highway. The price has been lowered to \$74,900.00. This is competitive with other similar listings in the area. It was suggested that we lower the price in the very near future so that we can sell the property and use the funds for road repair.

Last item on the agenda was the association imposing a yearly assessment to help fund road repairs. One of our members, Mr. Kemp, noted that this was not a good ideal because of the upcoming school bond election that could raise property taxes. It was decided that an assessment would be tabled for the time being. It was noted that the Association Bylaws do allow for assessments. Mr. Kemp requested a copy of the Association Bylaws to review and suggested that a copy be forwarded to all of the home owners. They will be sent out with minutes to the meeting.

Open Discussion. The question was asked if the association was a 501C3 Tax Exempt Organization. We are not. While we do not have to pay federal taxes on dues we receive, we do have to pay taxes on interest we earn. There was also considerable discussion regarding the dangerous Venado Entry off 277 to our subdivision. The board was asked to check with Bill Ford and TXDOT about lighting and school bus signage.

Meeting adjourned.

3.15.18 OAK Mtn HORA QTRLY MTG SIGN IN SHEET

Don Fallin 2322 Venado Dr. r.f.fallin@regan.com

Felix Stephens & Lisa 3086 Venado Court blstep@wms.net

Jay Charlyn Doyle 2486 Venado Dr.

Joe Wright 2610 Encho

Randy Cummings 405 Venado

Kenneth Hill 2917 Venado Dr.

Greg Johnson 3602 Leal Rd.

Mike Pridemore 2801 Venado

Greg Machala 2750 Venado gmachala404@gmail

Todd Lee 2246 Venado Dr

Cory Stephanie Smith 3057 Venado Dr

Philip Kemp 3257 Venado Ct

February 7, 2018

Oak Mountain Home Owners Road Association Update

We will be having Quarterly Meetings this year. They will all be at the Christoval Community Center at 6:30 PM.

Thursday March 15, 2018

Tuesday June 12, 2018

Tuesday, September 11, 2018

Tuesday, December 11, 2018

To date we have collected Yearly dues on 73 of 112 Lots. We have paid \$832.59 for Park Taxes and \$790.65 for Liability and Fiduciary Insurance. We have a balance of \$2,026.76 in the bank. We will be sending out reminders for unpaid dues in the near future.

We have had very little activity for the sale of the Park Land. The main complaint has been the proximity to the Highway. To stay competitive with similar listings the price has been lowered to \$74,900.00. If we do not have any offers for it by our March meeting we can discuss lowering the price once again.

The condition of our roads still remain an issue. Especially in Phase I There will be discussion about a yearly assessment per family at our March meeting.

**If there are any items you would like to see on the agenda for our March meeting please let us know by email and we will include.
oakmountain.assoc@gmail.com**

You Board of Directors