

Minutes
Oak Mountain Home Owners Association Meeting
January 30, 2025 6:30pm
Christoval Community Center

Those in attendance: Will O'Reilly, Taylor and Joe Elkins, Kenneth Miller, Simon Solis, Greg Johnson, Luis Arredondo, Joe Faulkenberry, Mark and Margot Porterfield, Philip Kemp, Commissioner Shawn Nanny, J.D and Charlyn Doyle, Brandon Dyson.

The meeting was called to order at 6:35pm.

Mark Porterfield introduced himself as the new President, and recognized Margot Porterfield as the new Treasurer, Greg Johnson as the Vice President, J.D. Doyle as the Secretary and Kenneth Miller as a Member at Large.

The Road Committee members are Mark Porterfield, Charlyn Dyson, Robert Dorris and Brandon Dyson.

Our Bylaws and Covenants and Restriction documents are listed on our HOA website which can be found at oakmountain-hoa.org.

Article V Section 4 states in part: It is the responsibility of the Board to preserve the value of the properties and to encourage its prudent and proper development... Our HOA's primary energy is currently focused on maintaining our roads.

Commissioner Shawn Nanny spoke tonight at our meeting. He said that one problem with our roads was that the developer did not build the roads up to County standards and that is one reason why the county won't maintain them. Secondly, he said that roads have to be up to County standards to be considered for the County to keep them up. Thirdly, even if they were up to standards, the County is not accepting the responsibility of new roads. Charlyn said that it was her understanding that when the roads were built 25 years ago, that they were up to the standards of the time and shouldn't that count? Commissioner Nanny said he would follow up on that. He also said that he would see if there were any grants that would help us with maintaining our roads. If there were, he thought they would be matching grants, maybe a 20% match.

The floor was opened to respond to, "Why aren't people paying their dues?"

Some may not be aware of their responsibility to pay dues.

Initially, there were no dues collected before 2016.

People don't know what their money is going towards.

What is the HOA's long term goal with the monies raised?

What's the accountability of not paying dues?

Other general suggestions:

Let's cut back the trees that are encroaching on the roads.

The company that did roadwork last year needs to come back and fix their work.

Should we consider hiring a professional HOA Management Company who knows the legal steps to take to collect unpaid dues?

How should we follow up with delinquent payments? Liens? Credit report? Other harsher means?

Mark said he would be following up with some of the items brought up and would help to develop a plan, specific goals, accountability and education of homeowners regarding obligations.

The meeting closed at 7:37pm.

See Agenda and Financial Report included below.

Oak Mountain Estates HOA

Christoval, Texas 76935

Meeting Agenda – January 30th, 2025

6:30pm

- Welcome & Please sign in.
 - Need to be out by 8pm
 - Current Contact Info
- Financial Overview
 - See the back side of this agenda
- Board
 - President – Mark Porterfield 512-657-0405
 - Vice President – Greg Johnson 325-896-2302
 - Secretary – JD Doyle 325-650-9553
 - Treasurer – Margot Porterfield 512-657-2005
 - Members at Large:
 - Joe Wright, 575-309-6733
 - Kenneth Miller, 325-212-2361
 - JD Doyle 325-650-9553
- Overview: Looking ahead.
- Questions, Concerns, ideas – open discussion.

Financial Report 1/30/2025

12/31/2023 Bank Balance **\$65,855.21**

2024 Expenses

Stamps and printer ink 1/7/24	\$ 174.76
Mac Construction 1/11/24	\$ 30,000.00 - Chip Seal Encino Dr
Mac Construction 1/13/24	\$ 5,000.00 – Chip Seal part of Amanda
Insurance Wetz Ins 1/13/24	\$ 865.00
Tax prep 1/31/24	\$ 550.00
Mac Construction 3/13/24	\$ 10,000.00 – Chip Seal Upper Amanda to dip
Leal Road Property Tax 6/17/24	\$ 23.44
Stamps & P.O. Box Rental 6/17/24	\$ 168.00
Printer ink and paper 6/17/24	\$ 129.88
Total 2024 Expenses	\$ 46,911.08

2024 Income **\$ 7,250.00**

Bank balance as of 12/31/2024 **\$26,194.13**

Deposit for 26 owners 1/13/25	\$ 2,900.00	
Deposit for 4 owners 1/22/25	\$ 1250.00	
Deposit for 1 owner 1/27/25	\$ 150.00	
Total payments collected for 2025		\$4300.00
Leal Road Property Tax pmt 1/20/25	\$ 25.71	
Current Bank Balance	\$ 30,468.42	

2025 Budget

Leal Road Property Tax	\$25.71 (actual)
PO Box, stamps, office supplies	\$475
Insurance	\$916.37 (actual)
Tax prep	\$600
Legal	\$550
Total	\$2567.08

Collections

Dues

Road Assessment

2018	101 out of 112 90%
2019	102 out of 113 90%
2020	95 out of 113 84%
2021	86 out of 113 76%
2022	85 out of 113 75%
2023	80 out of 113 70%
2024	74 out of 113 65%
2025	51 out of 113 45%

Year 1	78%
Year 2	77%
Year 3	62%
Year 4	56%
Year 5	47%

Board members: President Mark Porterfield, Vice- President Greg Johnson, Secretary JD Doyle, At Large Member Joe Wright, At Large Member Kenneth Miller. Treasurer: Margot Porterfield

To contact a Board Member or the Treasurer, email oakmountain.assoc@gmail.com

Website: oakmountain-hoa.org – The Website includes our Deeds and Restrictions, Bylaws, Maps of Phase 1 and 2, contact and other information.

Mailing address: P.O. Box 288 Christoval, TX 76935