

Melwood Oaks Home Owners Association
Annual Meeting
November 15, 2016

Meeting called to order by Susan Barker, president at 6:30pm.

Proper meeting notices were sent and a quorum was achieved.

Presidents' comments concerning accomplishments this year:

1. Amendment changes:
 - a. Owners must reside in units after purchasing at least one year before leasing.
 - b. Ability to deny rental if property is not kept up to maintenance standards.
 - c. Painting of the units to be added as a reserve fund (like the roof fund) and a schedule
 - d. Ability to collect on unpaid assessments or fees.
2. Caroline Powers instrumental in the purchasing of new pool furniture and better lighting in the pool area to help deter vandalism.
3. Roof replacement continuing/
4. Carla Lesar headed up the road repair done close to the entrance area.
5. Subterrain to cut down the Brazilian Pepper Trees in back of 3rd Ave. units (southern portion).

Budget Review:

James Ro reviewed the 2017 budget and verified that the board had all agreed. He also gave the approximate totals in our operating account, working capital and reserves.

Resignations: Judy Burton resigned from the board as of Dec 31, 2016.

Suggestions for projects in the coming year:

- Community bulletin board needs to be replaced
- Guttering in the pool area needs to be addressed.
- Parking committee needed.
- Research the cost of wifi
- Ideas for discouraging people from climbing over the fence at the pool.

Meeting adjourned at 7:53pm

Minutes submitted by Judy Burton, secretary.