Minutes of the Oakmont Estates of Lubbock Property Owners Association (the “Association”) Meeting
The Oakmont Estates Board of Directors
Lubbock, Texas

A Regular meeting of the Oakmont Estates Board of Directors was held Wednesday, September 9, 2020, beginning at 6:30 PM in the Texas Hawkize Property Management. LLC conference room located at 3917 114th St., Suite B, Lubbock, Texas.

Members Present:  Kelly Baggett, Joe Bellar, Amy Cox, Joe May, & Brian Messer
Member(s) Absent:  None

Hawkize Management Representative Present:  Brenda Hawkins and Stacy Turner

1. Call to Order.
   Mr. Bellar called the meeting to order.

2. Approval of Minutes.
   Mr. Messer moved to approve the minutes from the July 29, 2020, meeting after corrections were made clarifying board member term limits located on page three (3). Mr. May seconded the motion. Minutes approved.

3. Old Business.
   a. Committee Volunteers: The following individuals have volunteered to serve on the following committees. Information asking for interested volunteers to serve on a committee will be stated in the next edition of the Oakmont Magazine. In addition, each chairperson may seek volunteers to serve on their respective committee.
      b. Landscaping – Todd McKee (chairperson) and Natanya Beller.
      c. Events & Social Media – Amy Cox (chairperson).
      d. Nominating – TBD.
      e. Architectural Review – Brian Messer (chairperson).

   a. Bank Statements: Ms. Hawkins presented the financial report including current bank statements and the
updated list of delinquent fees. Mr. Baggett moved to approve the financial report. Seconded by Brian Messer. Motion approved.

b. **HOA dues increase for 2021:** An email was submitted and dated Thursday, July 30, 2020, from a resident in the Oakmont Estates voicing concerns regarding the following:

1. Board’s failure to verify that their actions regarding dues is being handled in accordance to current property governing policies; and,

2. Asking for an explanation how the Board intends to address fee increases in the future.

Following an opinion from the Board’s attorney, the Board determined that increasing the current 2020 HOA fee of $529.00 to $650.00 beginning on January 1, 2021, would be violating “Article V, Section 2, page 21” of the Declaration of Covenants, Conditions and Restrictions On or For Oakmont Estates.

Brian Messer moved to increase the current annual fee of $529.00 to $608.00 (15% increase) beginning on January 1, 2021. Mr. Joe May seconded the motion. There were four (4) votes to approve the motion and one (1) vote against the motion. Motion approved.

5. **Restriction Discussion.**
   
a. **Complaints:** Ms. Hawkins informed the Board that she has received complaints related to trash and lack of weed control in and around the “Cove” area. She informed the Board that Verde Landscaping is not responsible for trash pick-up and disposal. In addition, information was provided to the Board that lightning had struck a home in the “Cove” causing damages to the main gate and underground connectivity services.

Mr. May asked for the minutes to reflect that the Board president has reached out to residents in the “Cove” inviting them to meet with the Board to discuss liability insurance documentation, their 2021 budget document(s), and information as to how invoices are being handled. **Note: The board president has contacted a representative with the “Cove” requesting the documentation mentioned above be forwarded to Ms. Hawkins.**
   a. Trees - Ms. Hawkins informed the Board that all of the dead trees were scheduled to be removed in November 2020.
   b. Landscaping - Verde is providing a weekly update to Ms. Hawkins.
   c. Weeds - Ms. Hawkins noted that she has discussed weed control with Verde and more weed control is needed.
   d. Streetlights (corner & median) - Ms. Hawkins informed the Board that there was a need to replace all of the existing metal halide bulbs on the street light fixtures and median light fixtures with LED bulbs. The Board asked Ms. Hawkins to provide at the October meeting a total number of fixtures located in Oakmont properties, the number of LED bulbs needed, and the cost for an independent contractor to perform the work to remove the existing metal halide bulbs and ballast and install new LED bulbs.

   a. Christmas Décor - Ms. Hawkins stated that Christmas lights would be installed on or before the Thanksgiving holidays at the house entrances located at 119th St. and Slide Road and 114th St. and Uxbridge.
   b. Pole Banners - consideration to purchase and install pole banners was tabled until the October 2020 meeting.

8. Next Meeting: Scheduled for October 7th at 6:30 p.m.

Adjourn. A motion to adjourn was made by Mr. Baggett. The motion was seconded by Mr. May. Meeting adjourned.