
Majestic Oaks Homeowners Association

February 12, 2008

Registration 6:30 PM

Call to order 7:00 PM

Determination of a Quorum

- n 33% of members in good standing
 - q 1st Recall Meeting – 7:15
 - q 2nd Recall Meeting – 7:20
 - q 3rd Recall Meeting – 7:25
 - q 4th Recall Meeting – 7:30
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Purpose of the HOA

Majestic Oaks Homeowners Association is a non-profit organization, formed to provide for maintenance, preservation, and architectural control of the resident lots and common areas and to promote the health, safety and welfare of the residents.

Introduction of Board Members

- n President: Ramona Boebinger
 - n Vice President: Lynn Winningham
 - n Treasurer: Laura McHenry
 - n Secretary: Dan Bil
 - n At Large / ACC: Roger Yardley
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Ramona Boebinger

President

- n Resident since 1992
 - n HOA Board member since 2004
 - q Treasurer, Vice President, President
 - n Career in healthcare finance/operations/development
 - q School of Nursing UT
 - q specialty in healthcare reimbursement with a focus on chronic care
 - n Personal interest: tennis, the community, reading, staying physically active
 - n Became a board member to add value to the community
 - q worked towards establishing fiscal responsibility and creating a vision for the future
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Lynn Wunningham

Vice President

- n Resident of Majestic Oaks since 1993
 - n HOA Board Member since 2006
 - q Vice President, Secretary
 - n Occupation – Sales Account Manager for an IT Technical Training Firm
 - n Married 17 years to husband Keith
 - n Enjoy photography, the great outdoors, all types of music and appreciate art
 - n Became a board member to make a difference in the neighborhood
 - q message board
 - q articles for the newsletter
 - q volunteering for various neighborhood projects
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Laura McHenry

Treasurer

- n Resident since 1993
 - n HOA Board member since 2005
 - q Treasurer, Secretary
 - n Homemaker, part time Crossing Guard for KISD, part time Retail Merchandiser
 - n Enjoy cooking, yoga, reading, and motorcycle riding with my husband
 - n Make a difference and contributed to the community
 - q “watchdog” over our contractors
 - q liaison to the Social Committee and Newsletter Coordinator
 - q established “Splash Day”
 - q document assets and procedures
 - q newsletter contributor
 - q all around helper and volunteer
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Dan Bil

Secretary

- n Resident since 1999
 - n HOA Board member since 2007
 - q Secretary, Webmaster
 - n Employed by Hewlett Packard – Software Quality Assurance Engineer
 - n Author of 2190 Days
 - q autobiography – US Navy Nuclear Program
 - n I wanted to become more involved with my community
 - n Rocky and Spike's Dad
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Roger Yardley

Director at Large

- n Resident since 1995
 - n HOA Board member since 2007
 - q Chairman of the ACC
 - n 18 years with Hewlett Packard – IT Business Manager
 - n Personal interest in woodwork and light construction
 - n Become involved with the HOA Board to contribute
 - q fiscal management
 - q maximize the value of our community
 - q promote structure and process
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Sara Hornbrook

Manager

- n Started managing in October, 1995
 - q "retired" March, 2005
 - q returned November, 2006
 - n Owner of GTM Management
 - q managing HOAs since March 1988
 - q a "hands on" manager with never more than 6 associations
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Year in Review

Parks Improvement

- n Tree removal at pool – structural risk to pool
 - n Tree trimming/removal in Hollow Rock Park
 - n Fence repair and reinforcement of fence along gully at Luxembourg Park
 - q recurring vandalism
 - n Pressure washed playground equipment at Hollow Rock Park
 - n Pool entrance gate redesigned and replaced
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Year in Review

Communications Improvements

- n New community web site – www.mohoa.org
(Majestic Oaks HOA)
 - n Upgraded ACC application process
 - q simplified application form
 - q committee receives applications directly to speed up the process for owners
 - n Focus on improved Newsletter content
 - q informative articles, special interest
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Year in Review

Social Events

- n Easter Egg Hunt (Mar)
 - n Community Garage Sale (Apr & Oct)
 - n July 4th-Independence Day Parade (July)
 - n Splash Day – pool party hosted annually by the Board Members (Sept)
 - n Halloween Costume Contest (Oct)
 - n Santa in the Park (Dec)
 - n Holiday Lights Contest (Dec)
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Year in Review

2007 Majestic Oaks Volunteers

Thank you!

- n Newsletter contributors
- n Contest Judges
- n Maintenance
- n Event workers
- n Sharing water and electric utilities for Hollow Rock Park
- n Committee service
- n Project coordinators

Brenda Njock
Keith Winningham
Mr. and Mrs. Linares
Dean Boebinger
Scott Edleman
Mr. Carroll
Nicole Dorris

Linda Hernandez
Yissell Carroll
Stephanie Douthitt
Kristen Roberts
Laurie Smith
Brandt Smith

Carroll Canada
Ramona Boebinger
Lynn Winningham
Laura McHenry
Dan Bil
Roger Yardley
Plants for All Seasons

Thanks to the unsung heroes in the neighborhood

Year in Review

Fiscal position at EOY

- n Better execution of the collection policy and conservative spending
 - q year ending 2006 cash on hand \$13,801
 - q year ending 2007 cash on hand \$66,981
 - n 2008 Assessment - \$475
 - q reduced 2008 assessment ~ \$25
 - n Board considering accelerating funding to the reserve
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Year in Review

Capital Reserve Funding

- n Reserve fund – \$69,000
 - q January, 2007 - \$ 38,733
 - q 2007 interest earned - \$394
 - q January, 2008 - \$29,873



Looking Forward in 2008

Budget

	<u>2007 Budget</u>	<u>2007 Actual</u>	<u>2008 Budget</u>
INCOME			
Home = 408 at \$499.67 / \$475	203,865.36		193,800.00
Lot = 5 at \$249.83 each / \$237.50	1,249.15		1,187.50
Interest Earned on Bank Accounts	399.49		817.50
TOTAL INCOME	205,514		195,805
EXPENSES			
ADMINISTRATIVE	32,216	26,348	33,391
CAPITAL EXPENSES	65,413	61,845	49,553
GROUNDS MAINTENANCE	29,550	26,562	32,446
INSURANCE & TAXES	7,150	8,340	7,250
RECREATION FACILITIES	40,685	41,270	43,160
UTILITIES	30,500	27,213	30,005
TOTAL EXPENSES	205,514	191,578	195,805

Looking Forward in 2008

Newsletter

- n Look for changes to the layout and content of the newsletter
 - q events, lawn & garden tips, recipes, pet of the month, good neighbor corner, HOA tips, etc
 - q bi-monthly home delivery
 - q available on www.mohoa.org
 - q regular article contributors – more are welcome!
 - q let us know what you like and what you would like to see
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Looking Forward in 2008

New Projects

- n Improvements to pool
 - q restroom flooring to be stripped and resurfaced – bids taken & awarded
 - q restroom fixture replacement – toilets, hand dryers, faucets
 - q lighting fixtures with motion sensors – cost reduction of electricity
 - n Projects planned or under consideration
 - q crepe myrtles will be trimmed
 - q entry lighting – evaluate and take bids to repair/replace
 - q repainting curb numbers
 - q trim the trees and other improvements to the Luxembourg Park
 - q add to or replace the fall surfaces under all playground equipment
 - q contract with lower cost electricity provider
 - q upgrade message board
 - q Hollow Rock Park improvements
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Looking Forward in 2008

Deed Restrictions

- n Using the HOA documents to keep the neighborhood looking nice
 - q Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions)
 - q Bylaws of Majestic Oaks HOA
 - q Articles of Incorporation of Majestic Oaks HOA
- n Violations will be pursued to protect the value of the community
 - q due process begins with mailed notices
 - q homeowner may incur processing and legal fees if not corrected
 - q court action
- n 126 homeowners had no deed restriction notices in 2007
 - q drawing for Home Depot gift card
 - q congratulations to the 2007 winner – Robert & Kristin Ohmes, 9323 Sundew Court



Looking Forward in 2008

Architectural Control Committee

- n All new construction / modification
 - q harmony of exterior design
 - q harmony of color with existing structures
 - q location – topographical and elevation
 - q compliance with minimum construction standards
 - n Improved form and process – ACC webpage
www.mohoa.org
 - n If in doubt, email your question to the ACC
mohoa.acc@earthlink.net
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Questions



Election of Directors

- n 3 Board Seats Open
 - q Term B – vacated by Laura McHenry
 - q Term C – vacated by Ramona Boebinger
 - q Term D – vacated by Lynn Winningham
 - n Nominations by the Nominating Committee
 - q Laura McHenry
 - q Ramona Boebinger
 - q Lynn Winningham
 - n Nominations from the floor
 - n Introduction of Candidates
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Election of Directors

- n The candidates receiving the greater number votes shall be elected
 - n Votes will be tabulated by GTM Management with the oversight of 2 directors
 - n Collection of ballots
 - n Pictures from around the neighborhood
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Announcement of New Directors



Closing Remarks

- n Thank you for attending
 - n Special thanks to the
Compass Community Church
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