

**The Oaks Association  
Annual Meeting MINUTES  
November 13, 2017**

Call to Order – The meeting was called to order at 7:05 p.m.

President Introduction – Due to health issues and moving out of The Oaks, Dan McCrea needed to step down mid-year as President. Keith Hering agreed to step up and act as president. The vote for a new president will be held at the January meeting. (See notation below regarding Board Members and Officers 2018)

Secretary’s Report – Andra Kosmoski presented the minutes from the 2016 annual meeting. Questions were answered and the minutes were approved by a vote.

Treasurer’s Report – Susan Diller presented a Treasurer’s Report that lined out the balances on hand, dues, liens placed, and collections process for late dues. She also presented the Nov. 1, 2016-Oct. 31, 2017 Budget VS Actual Report and answered questions regarding cost of pond maintenance, bids from lawn care companies, and reimbursement for pond care from Grey Stone (who owns half of the South Pond).

Questions were also asked about the new sign at the entrance of The Oaks. Members were informed that the Board is still waiting for the commercial development to be finished before installing a new sign because the property we want to place the sign on doesn’t legally belong to us and the commercial developer could come in damage a new sign while construction/excavation is being done. The Board also explained that the old sign was refurbished and will be placed between Parker’s Bay and The Oaks on Honey Oak Run.

The 2017 Budget was proposed, discussed, and voted on. The Budget was approved.

Discussion Items:

Area Developments –

Mark Becker, Deputy Director of FW Parks and Recreation  
Information given by Mark:

- River Front Brochures were passed out
- Brochure of activities on Parkview’s campus were also handed out
- A Staybridge Suites has been proposed to be built next to Carmike Theaters
- A Holiday Inn Express has been proposed to be built on the property next to where Meijer is going in
- A Chipotle and a bank have been proposed to go in on the NE corner of Dupont & Diebold
- A dual brand hotel (Hilton Garden Inn/Hilton Homewood Suites) with 170 rooms and restaurant will be built on east side of Dupont Road across the street from the Parkview Family Park
- A Springhill Suites is currently being built next to Ashton Creek Rehabilitation Center with access from New Vision Drive

- The commercial property at the southeast corner of Diebold Rd & Union Chapel is going to wait to develop until after most of the other developments in the area have been completed. The developer is looking to put in high-end businesses on the property.
- The property east of the commercial property (mentioned above) was being looked at by Blackhawk Christian School, but that has been scrapped. Another private school is currently looking at the property, but no plans have been made.

#### Information from Don Steininger, local developer

- There are not many changes from what he reported last year other than Meijer is set to close on the purchase of their land in November.
- Hopefully we will see the following under construction in 2018:
  - -Mike's Car Wash
  - -Starbucks
  - -Holiday Inn Express
  - -Panda Express
  - -Mattress Firm

#### Information from Chris Beebe, Department of Planning Services

- Chris sent a word document listing the different developments in the area. Andra copied and passed out this document.

#### Common Area Repairs and Improvements -

North Pond – Dean's Lawnscape and Construction, Inc. will be redoing the North Pond and correcting the issues from the previous company

Common Area A (at the end of Old Oak Court) – This area has been having issues with drainage. Jay Shipley has agreed to coordinate efforts to get the problem resolved.

Sand barrels – Sand barrels were purchased by The Oaks and will be placed at the corners of Dupont Oaks Blvd/Martin Creek Crossing, Dupont Oaks Blvd/Burnt Oak Trail, Holly Oak Road/Oakbriar Court, and Holly Oak Road/Old Oak Trail. The Allen County Highway department will fill them with sand/salt.

#### Common Complaints –

Parking in streets – Many complaints have come in regarding the increase of parking in the streets. The Oaks' covenants do restrict parking in the streets

Boats, trailers, RVs – This summer seemed to garner more complaints than in the past regarding boats and RVs being brought into the Oaks and parked at homes. The Board stated that it is its duty to enforce the covenants and will be doing so in the future.

Not picking up after pets – We continue to get complaints regarding people walking their dogs and not picking up after them. Another reminder will be placed in the next newsletter

#### Website –

[www.theoakshoa.org](http://www.theoakshoa.org)

Block Captains needed to pass out newsletters and place flags – Two residents agreed to be block captains – one for Martin Creek Crossing and the other for Old Oak Trail. Andra Kosmoski will get flags to these volunteers.

Board Members and Officers for 2018 – The current board members have all agreed to continue to serve on The Oaks Board of Directors. The official vote for officers will occur at the January 8 meeting. All residents are welcome to attend and vote.

#### Question & Answer Session

- If street lights are out, please report those using the online form at [www.theoakshoa.org](http://www.theoakshoa.org)

- The question was asked if a sign will be placed on Dupont Road to let people know where The Oaks is located. The current developer had told the Board that he will not be placing an Oaks sign on his property. It was suggested we call the Allen Co. Commissioners to see if there is any way to force the developer to do so.

- People are fishing in our ponds. If this occurs, one can call the Sheriff office to have an officer come out. There are signs posted. A reminder in the newsletter will be put out also.

- The Board was asked about the situation with Oaks Crossing Apartments and dead trees along the property line. This past summer, a Dave Leff went to Oaks Crossing Apartments on behalf of The Oaks to ask if the complex would be willing to work with us to get dead trees removed from along the property line. The Oaks felt the trees were dead because of the excavation done during construction of the apartments. The apartments in return sent a letter to The Oaks stating that the dead trees were our responsibility and that they were to be removed immediately. The Board sent a letter back to the complex stating that we do not feel the trees are on our side of the property line and requested they prove where the property line is with a survey report. The Board then sent copies of all correspondence to the residents along the property line to let them know what had occurred.

The homeowners along the property line asked what the Board was proposing to do to make the apartment owners pay for the removal of the dead trees. The Board has stated that we are still waiting for a response to our request for proof of where the dead trees are located. If the trees are located on the homeowners' properties, it will more than likely be their responsibility to have them removed. If they want to fight the apartment complex, they will have to hire a lawyer to do so. The homeowners feel the Board should take on this responsibility. The Board decided to table the discussion until the January 8 meeting and invited the affected homeowners to attend.

Board Meeting Dates – All times are at 7:00 P.M.

All residents are welcome to attend any and all Board meetings. The Board suggests a call be made to a Board member before the meeting to make sure it is still in the posted location and still on the posted date.

January 8

March 12

May 14

July 9

September 10

Annual Meeting – November 12