

## THE OAKS COUNCIL OF CO-OWNERS NEWSLETTER



Welcome to all owners from your new Board of Directors. We had over 70% participation of owners/proxies at the annual meeting and we are excited to see such a large interest by our owners. Your new board consist of Gary Gustafson, Marcela Jenks, DeAna Walters (Sec/Tres) Bernice Rohde (VP) and Bill Mattson (Pres).

The Board of Directors met in executive session on Tuesday, January 12, 2016. The officers were elected.

The Board hired Dannie Simons as the Business Manager. Most of you will remember Dannie's previous involvement with The Oaks. He has a proven background in business and implemented our current accounting software. He is working on the budget for 2016 and the board will be finalizing this in the next few weeks. The new telephone number is 830-265-4880. In case of an emergency or if you are have any questions/concerns, please call this number.

The Board hired Andy Dustin to do maintenance around The Oaks. The board agreed to pay Andy an hourly fee until we can gather bids for a permanent contract. At the Board's direction, Andy jumped right in and has replaced burned out lights, cleaned cobwebs from under the carports and made sure that all the security/parking lot lights are working. This safety/security concern will be monitored in the future to prevent this from reoccurring.

The Board is evaluating the current insurance policy we have with Farmers Insurance and will seek competitive quotes for our coverage for 2016. Gary Gustafson has recently been through this process with another POA and we are thankful for his assistance.

DeAna Walters has prepared all documents to contractors for 2015 for compliance with IRS regulations. She will be working with Dannie on preparing the 2015 tax return for The Oaks.

Bernice Rohde, DeAna Walters and Marcela Jenks all have backgrounds in auditing/finance/budgets. These board members have been actively working with Dannie to review the accounting software for mistakes in order to determine funds available for the 2016 budget.

A big thanks goes out to Mike Rohde. Unbeknownst to most of us, for many years Mike has provided The Oaks with a new American Flag regularly. Andy has replaced the light that illuminates our flag at night. Great job and our thanks to both.

A few items that the board hopes to implement this year with the software is, owners able message other owners, provide a ticketing system to report items of concern, access to your own portal that will allow you to obtain bylaws, enabling declarations, and the current insurance policy. The option to auto pay via a credit card or automatic withdrawal for your monthly assessment is also being explored.



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Last, please mark April 9, 2016 on your calendar for our first Oaks Potluck Lunch. There will be more information coming on this event in the next few months.

I am honored to be your President of The Oaks Board of Directors and excited to be working with such a diverse group of board members with so many skills. We would like to thank the pervious board for their service. Your new board members are always open to any suggestions or concerns you may have. 2016 is going to be a great year for The Oaks and a wonderful place to live !!!!!

A handwritten signature in blue ink that reads "WB Mattson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Bill Mattson, President  
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