

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION
BOARD OF DIRECTORS
MINUTES OF MEETING

Date: 01/19/2019

Place of Meeting: WOS Club House

Meeting Time: 9:00 A.M.

In Attendance: Board members Ron Morris, President, Rick Blankenship, Treasurer, Doug Fullingim, Mark Crisman, Jack Hammons, Pat Simmons, Secretary. Tom Smith absent

1. Quorum established – Ron Morris, Rick Blankenship, Doug Fullingim, Jack Hammons, Mark Crisman, and Pat Simmons.
2. Meeting called to order by President, Ron Morris.
3. Minutes were not available from the Board Meeting held on 12/01/2018.
4. Treasurer's report – Rick Blankenship stated \$23,461.13 is available for discretionary use after deducting \$20,000 for the reserve from the \$43,461.13 balance. Extraordinary expenses since the December 1st board meeting were for annual insurance payments and payment to the WOS Sewer Corp. for fees collected from members.
Motion was made by Doug Fullingim and seconded by Mark Crisman to approve the Treasurer's report as presented.
All Board members approved. Motion carries.
5. Committee Reports
 - a) Roads Committee – Ron Morris reported that some work will be done on the roads within the Board's authority to spend up to \$5,000 as needed.
 - b) Fundraising Committee – Barbara Wax reported that a pot luck will be held on February 16 for Valentines Day. The Fundraiser's account has a balance of \$1,592.77. The contractor will come back to apply two more coats of sealant to the floor.
 - c) ACC Committee – Jack Hammons reported that there are no new property improvements at this time.
 - d) Bass Club – Ron Morris reported that the club will be meeting at 1:00 pm and selecting lakes. There are about 15 members.

Old Business – None

New Business

1. 2019 Budget: The 2018 budget overruns and underruns were covered by Ron Morris. The 2019 budget will be discussed further in the executive meeting. Ron thanked the members for making their dues payments on time. There were no questions from the floor regarding the budget.
2. Office: The association uses the office to print documents and store files. The Sewer Corp. uses the office to conduct business. The board is considering the costs of a new building. The current office has serious electrical problems and could be a fire hazard in the future. An electrician will be coming out to provide an estimate on the costs of repairing the wiring.
3. Payment drop box: There is a drop box in the office that was mounted outside which does not seem a secure option. The postmaster said that we can use one of the outgoing slots.
4. Clubhouse: There is a locking bulletin board available for approximately \$150 which could be updated regularly with event and reservation dates. There is a possibility to use a member's account to have equipment installed and service provided by Direct TV.
5. Mailboxes: There is currently an adequate number of boxes available.
6. Board member resignation: Craig Steinmetz has resigned from the board for personal reasons. The board can assign another board member or continue to serve with six members. One member would have to abstain from voting.

Meeting was temporarily adjourned

Open Forum

7. Motion was made by Doug Fullingim and seconded by Rick Blankenship to adjourn the open meeting.
All Board members present approved. Motion carries.

Respectfully submitted,

Pat Simmons
WOSOA Secretary

