

**COLONY OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 23, 2025**

1. Open Meeting

- a. Proof of Notice was sent out.
- b. We have a quorum, and the meeting was called to order at 7:00 PM. The meeting is virtual with the following BOD in attendance – John Hester, Joy Tapper, Camelle Roberts, Bonnie Sevier, and Halie Stefan.
- c. Minutes from previous meeting – no corrections or comments. Minutes accepted.
- d. Manager's Report
 - i. We have one violation that has been resolved.
 - ii. No one is in collections, and we have no legal actions.
- e. Treasurer's Report – Given by John Hester.

Both Monthly and Y-T-D Revenue are in line as well as the Expenses Monthly and Y-T-D. Variance for the month (\$868.20), minimal change from May at (499.34)

The Insurance Renewal was approved last month for \$7,044.25 and this payment will be reflected in the August Financials.

Again, the Line Item exceeding Budget was Building Maintenance Repairs at \$3,715.00 that primarily consisted of Roof Repairs.

2. Old Business

- a. Wall Collapse – complete as check was received.
- b. Light Pole Replacement – complete.
- c. Sump Pump service – Jorge is working on the sump pumps.
- d. Storm Roof Repairs – not all owners have paid for repairs an email to them with photos will be sent.
- e. Sump Oump Electrical Repair – Unit 6 – complete
- f. Paver Repairs Quote Received and will be reviewed and provided to BOD for consideration.

3. New Business

- a. Termites – Haskell is who we call as we have a termite bond with them.
- b. Roof Repairs
- c. Insurance Renewal – quote reviewed Joy Tapper made motion to accept the quote/Bonnier Sevier 2nd all in favor.
- d. Awning Request Unit 21 – approved; John Hester and Mark Ogren will work on specifications for other owners going forward.

4. Owners Session –

