

**THREE OAKS DIVISION 2
HOMEOWNERS ASSOCIATION
BOARD MEETING
May 08, 2019**

APPROVED

A meeting of the Board of Director's for the Three Oaks Division 2 Homeowners Association was held on May 8, 2019 at 6:00 pm at Ammerstone's office located at 5709 Lacey Blvd #201 in Lacey. Notice of the meeting was sent by email.

INTRODUCTION

In attendance were Scott Chambers, David Warr, Kim Valentine, Louise Somoba and Teresa Hammer-Association Manager with Ammerstone Association Management. Kim Valentine (President) called in to the meeting. The meeting was called to order at 6:04 pm.

MEETING MINUTES

A **motion** was made, seconded and approved to accept the February 20, 2019 Board Meeting minutes. **Approved 4-0**

FINANCIAL REPORT

Teresa reviewed a trial balance and monthly activity report as of March 31, 2019. The Association is currently on budget for the 2019 expenses. One assessment is delinquent from lot #016. A notice of lien has been sent.

COMPLIANCE

Six site inspections have been performed since the last meeting. Six courtesy notices were sent for various issues, no violation notices with fines were issued.

COMMITTEE REPORTS

Landscape

- Some common area fence boards were repaired by Chad.

UNFINISHED BUSINESS

- Lot 44's failure to maintain violation was discussed. Due to their effort to correct the issue the board agreed to hold on additional fines and issue a courtesy notice for painting must be completed or additional fines would be issued.
- Lot 46 has bushes in need of trimming near the bus stop. The homeowners are in the process of having the bushes trimmed.

NEW BUSINESS

- Due to Kim's retirement and marriage she has resigned from her position on the Board of Directors. Kim's resignation was accepted **3-0-1**. We are extremely appreciative of her many years of service.
- Notice of a new development was reviewed by the Board.
- A new renter has moved into Lot #012. Teresa will send them a welcome notice.

The next Board meeting is scheduled on September 18, 2019 at 6:00pm at Ammerstone's office. With there being no further business, the meeting was adjourned at 6:42 pm.

Submitted by:



Scott Chambers
Secretary

Approved by:

~~Kimberley Valentine~~ **DAVID WARR**
VICE President 

APPROVED