

OLE Annual Meeting Minutes, March 8, 2025

Meeting called to order at 1:06 pm.

Board Members in attendance: Matt H, Judi D, Mike W, Marti Z, Dave B

Quorum: Yes!

Matt thanked everyone for coming to the meeting.

The board introduced itself. We then went around the room to those in attendance.

Matt reviewed the 2024 accomplishments. The plantings done by Laura Williams on the main entrance.

Dave read the minutes from last year. No corrections were offered. Mike made a motion, Marti seconded to approve the 2024 minutes. There were no objections.

Marti asked about the annual budget. It was published in the annual meeting notice. No questions were asked. Matt then reviewed the major items in the budget. Lake maintenance, landscaping, etc. No questions were asked.

Matt asked those in attendance about any issue they might have. The bushes/trees in front of Alcantera's are so much of an obstruction that pedestrian safety is a concern. The board will contact the city and ask if there is an issue with any city ordinance. The owners will be notified as well.

Judi reported on general neighborhood items like bins and lights. Large construction dumpsters are common now due to roof and siding replacement. Please notify the board if the dumpster will be on site for a long time.

Matt spoke about an addition to the covenant regarding rental status. Lou Aguilar asked about why the no rental language is going to be added. Several other residents commented on this issue. Matt Shepstone asked about the insurance issue, and the board agreed to look into the matter. Also, the idea that homes may be purchased by investment groups for the purpose of renting. Some residents may want to be able to rent their homes for a month or two per year. Katie Gilbertson suggested that perhaps the rental language include owner occupancy for some time period. Would there be any interest in allowing some type of rental? How can new language be crafted to allow "good" rentals?

The discussion moved a bit to homes in disrepair. Matt spoke about the rather narrow focus of the HOA and board in that we really are only in power to maintain the lake and common areas. Details on homes have never been covered.

Mike made a motion to accept the no rental language. Chriss Dee seconded to motion to accept. A show of hands to accept the published language totaled 16. Those who voted no totaled 17. The language as published will not be implemented.

A question regarding trailers was asked. A new resident asked about keeping his small utility trailer on a slab next to his garage. The board will review and discuss with this resident separately.

Mike had nothing new to report regarding the pond.

All the existing board members agreed to run for the same positions in 2025. Matt made a motion, Mike seconded. All voted to retain the same board members for 2025.

The OLE rummage sale will be held on the same (similar) weekend.

A motion was made by Matt Holl and seconded by Tim Z to adjourn at 2:39 pm. All voted to adjourn.

OLE Meeting Minutes, Feb 19, 2026

Meeting called to order at 7:08 pm at Matt's house

Board members in attendance: Matt H, Marti Z, Dave B, Judi D, Mike W

Guests in attendance:

The February meeting was called to order at 7:08 pm at Matt's house.

The December meeting minutes were reviewed. Mike made a motion to approve. Marti seconded. All voted to approve. There was no January meeting.

The board reviewed the items that will be on the agenda for the annual meeting. We discussed signs. Should the rule be removed? Or modified to allow certain types for some limited duration. The concept will be discussed at the annual meeting.

Katie G is suggesting the annual rummage sale will be every other year. If someone else wishes to take it over for the alternating years we can discuss.

Judi reports no lights or bins to be reported.

Mike reports that the cost of maintaining the lake will be going up.

The board stuffed envelopes for the annual meeting letters.

Mike made a motion to adjourn, Judi seconded. All voted to adjourn at 7:58 pm.

OLE Meeting Minutes, Mar 10, 2026

Meeting called to order at 7:08 pm at Matt's house

Board members in attendance: Matt H, Marti Z, Dave B, Judi D, Mike W

Guests in attendance:

The March meeting was called to order at 7:08 pm at Matt's house.

The February meeting minutes were reviewed. Mike made a motion to approve. Marti seconded. All voted to approve.

Judi reports no lights or bins to be reported.

Mike reports that the cost of maintaining the lake will be going up.

Mike made a motion to adjourn, Judi seconded. All voted to adjourn at 7:58 pm.

OLE Meeting Minutes, Apr 16, 2026

Meeting called to order at 7:08 pm at Matt's house

Board members in attendance: Matt H, Marti Z, Dave B, Judi D

Guests in attendance:

The April meeting was called to order at 7:08 pm at Matt's house.

The March meeting minutes were reviewed. Matt made a motion to approve. Judi seconded. All voted to approve.

Judi reports 3170 Lindy has a light out. They will get a soft notice.

Marti reports that 12 owners have not paid their annual dues yet. Marti has already sent a request for payment. Several have. The few remaining owners will get a late fee added to the dues.

10446 George, 10473 George and 3212 Lindy all have new owners. Judi and I will visit the two George addresses. Marti and Mike will visit the Lindy address. A welcome packet will be dropped off.

The bank account and recent transactions were reviewed. Taxes were paid. Matt has been reimbursed for the sand and gravel he purchased for the common lot.

Dave will send an email blast regarding having the city clean and re-grade the ditch in front of any house.

We discussed increasing the payment for common lot mowing to \$60 (up from \$45). This will cover a trim of the entrance corners, and a brief weed pull on the entrance boulevard wood chips. Matt made a motion to accept the \$60 upgrade. Judi seconded. All voted to approve.

Matt volunteered to spot stain the pavilion. Dave will help as well.

Marti made a motion to adjourn, Judi seconded. All voted to adjourn at 7:39 pm.

OLE Meeting Minutes, May 21, 2026

Meeting called to order at 7:11 pm at Matt's house

Board members in attendance: Matt H, Marti Z, Dave B, Judi D, Mike W

Guests in attendance:

The May meeting was called to order at 7:11 pm at Matt's house.

The April meeting minutes were reviewed. Matt made a motion to approve. Judi seconded. All voted to approve.

Marti and Mike were to visit the new owners on 3212 Lindy. The house does not appear to be occupied yet, as the lawn is still very long.

Marti reports that only four remaining residents have not paid the annual dues. One of those are new residents so the board is checking to see if the dues were paid prior to the sale. Matt and Marti will visit the remaining unpaid members.

We discussed the lawn mowing. \$60 will cover the mowing of the common lot and entrance grass areas, plus trimming as needed. The main entrance median mulching and weeding will be offered for \$200 to Andrew. Fertilizing the common lot will also be offered for \$70 per application to Dave Dunkel. Matt will order the mulch when needed.

Dave Dunkel will be offered \$450 to sand and stain the pavilion woodwork. He will purchase the stain from that amount.

Judi reports 3270 Lindy for lights. 10413 George for bins. 3170 Lindy for an inactive trailer.

Various water toys (boards and boats) have been floating around the lake since the last storm. We can put pics on the OLE facebook to make the owners aware.

Matt made a motion to adjourn, Judi seconded. All voted to adjourn at 8:20 pm.

OLE Meeting Minutes, June 18, 2026

Meeting called to order at 7:30 pm at Matt's house

Board members in attendance: Matt H, Dave B, Mart Z (via phone)

Guests in attendance:

The June meeting was called to order at 7:30 pm at Matt's house.

The May meeting minutes were reviewed. Matt made a motion to approve. Dave was OK too.

Sprinklers are active on the common lot. The grass is coming in nicely.

The outlet box for the aerators needs some attention. One of the two GFI receptacles is bad.

One of the aerator compressors went down. The replacement 3rd unit was swapped in. The bad unit will be rebuilt by Matt. Only bad vanes, it appears.

Marti noted that the Liebe home is the only one that has not paid their annual dues.

Marti will reply to True Green and say that their services are not required this season.

The work that David Dunkel did on the pavilion looks very nice. Inside scrubbed clean, outside restrained and the tables sanded and refinished. Water valve box repaired as well. Money well spent.

Andrew spread the load of wood mulch around the main entrance. Marti recommended a mix for weed control. Pricing will be up for review.

Matt made a motion to adjourn, Marti seconded. Dave agreed to adjourn at 8:02 pm.

OLE Meeting Minutes, July 14, 2026

Meeting called to order at 7:07 pm at Matt's house

Board members in attendance: Matt H, Dave B, Mart Z, Mike W, Judi D

Guests in attendance:

The July meeting was called to order at 7:07 pm at Matt's house.

The June meeting minutes were reviewed. Marti made a motion to approve. Matt seconded. All approved.

3030 Lindy and 10351 Justin have lights out and will get a soft notice. 3221 James Dr will get an email check due to lawn not being mowed.

Marti will follow up on the main entrance weed control. The weeds are getting a bit heavy.

Judi will send a soft notice regarding the food trailer (3212 Lindy). Matt, Marti and Mike will attempt to ring the doorbell and talk with the owners. Mike offered to provide inside storage for a short term if required.

The vacant (3231 Lindy) house has had the lawn mowed as well.

Mike asked about any complaints about the algae. No comments were mentioned.

All accounting things appear to be working as expected, so no action is required.

Judi will send an email about leaving water toys out on the water when not in use.

Mike made a motion to adjourn, Matt seconded. All agreed to adjourn at 7:28 pm.

OLE Meeting Minutes, August 20, 2026

Meeting called to order at 7:08 pm at Matt's house

Board members in attendance: Matt H, Dave B, Judi D

Guests in attendance:

The August meeting was called to order at 7:07 pm at Matt's house.

The July meeting minutes were reviewed. Matt made a motion to approve. Judi seconded. Dave approved.

3030 Lindy will get a soft notice for bins. 10350 Justin, 3212 Lindy, 3101 Lindy and 10345 Justin will get soft notices for lights.

The coffee trailer has been in and out of the driveway and street. It appears to be stored elsewhere for now.

Matt made a motion to adjourn, Judi seconded. Dave agreed to adjourn at 7:28 pm.

Oakwood Lake Estates Homeowners Association

2025 Year End & 2026 Projected

Updated February 18, 2026

2025 Financial Information			
	Budget	Actual	Variation
Beginning Balance	\$9,723.83	\$9,723.83	
Net Income / (Loss)	(\$2,364.00)	(\$3,480.25)	(\$1,116.25)
End of Year Balance	\$7,359.83	\$6,243.58	(\$1,116.25)

2026 Projection	
Budget	
\$6,243.58	
(\$950.00)	
\$5,293.58	

2025 Income			
	Budget	Actual	Variation
Dues	\$10,250.00	\$10,350.00	\$100.00
Misc Income	\$6.00	\$5.01	(\$0.99)
Total Income	\$10,256.00	\$10,355.01	\$99.01

2026 Income	
Budget	
\$14,350.00	
\$14,350.00	

2025 Expenses			
	Budget	Actual	Variation
Electricity	\$1,100.00	\$1,168.21	(\$68.21)
Water	\$120.00	\$110.32	\$9.68
General Maintenance / Misc	\$1,000.00	\$423.43	\$576.57
Lawncare / Landscaping	\$1,700.00	\$1,469.99	\$230.01
Landscape Timber Removal & Seeding		\$791.30	(\$791.30)
Rock & Sand			
Property Insurance	\$2,200.00	\$1,967.00	\$233.00
Business Expense	\$700.00	\$723.16	(\$23.16)
Property Tax	\$300.00	\$160.35	\$139.65
Pond Maintenance	\$5,500.00	\$5,091.00	\$409.00
Covenant Change		\$1,930.50	(\$1,930.50)
Total Expenses	\$12,620.00	\$13,835.26	(\$1,215.26)

2026 Expenses	
Budget	
\$1,200.00	
\$120.00	
\$500.00	
\$1,180.00	
\$2,700.00	
\$2,000.00	
\$725.00	
\$200.00	
\$6,675.00	
\$0.00	
\$15,300.00	

Covenant change was more expensive than planned. Future changes will be much less expensive.
 Landscape timbers were removed from common lot & seeded costing \$790.
 Maintenance included two unplanned air compressor rebuilds
 Business Expenses included PO Box (\$312), Postage (\$58*2), Fish Farm License (\$95.60), Etc.
 2026 Dues set at \$175/lot.

1. Introduction

2. Background

3. Conclusion