

Oak Park Townhomes Association

Board Meeting Minutes

8/17/26

Oak Park Clubhouse

1. Call to Order – Regular Session

The meeting was called to order at 6:05pm by Kendall at Sterling Management.

Roll Call

Board Members Present:

Paul Avallone – President

Mike Shuttleworth – Treasurer

Orlando Nesta – Secretary

Greg Nelson -Vice President

Diana Strand -Member at Large

Homeowners Present:

Kathy Giesen

Lisa Berkley

Tim Hargreaves

Eva Valencia

Trisha Berg

Karen Romero

Les Phillip

Kevin Parker

Janet Caldwell

Also Present:

Kendall Williams– Sterling Management Group

Approval of Minutes – July 2026

Kendall called for approval of the July 2026.

Decision: Motion carried out unanimously; minutes approved.

Treasurer Report/Approval of Financials – July 2026

Account Balances:

Operating Account: **\$126,056.17**

Reserve Account: **\$127,956.71**

Treasurer Mike Shuttleworth motioned to approve financials, all in favor, financials approved.

2. Homeowners Forum

Janet asked about bark installation. The Board is considering installation this fall or spring 2027 when quotes come back from Lane Forest and Rexius.

Kathy reported a successful pool season with no complaints and thanked the pool committee volunteers.

Diana reported trees from a neighboring property behind her are damaging her fence. The Board will work with Sterling to determine legal options for removal. Diana will also check with the city and see if she can trim the tree on her side.

Les reported drying plants, supported bark installation, and requested driveway aprons be included with future asphalt maintenance.

Trisha reported bats nesting in her soffit. Kendall is coordinating with a pest control company for safe relocation and will also address frequent cleaning of small garage roof drains from recent garage roof replacements of #71-73.

New pool umbrellas were purchased; the Board approved a \$35 reimbursement to Rory (#66).

Pool closure was discussed. Kendall will confirm Martin's availability for 9/21 and Paul will ensure sufficient pool testers are available.

3. Siding Repairs

The board will have the siding inspected for repairs for units #4, #56 and #61. Addition units were discussed for needing inspections, so units #6, #72 and #73 were added.

4. Social Committee

Lisa Berkley and Paul Avallone are interested in hosting monthly social events at the clubhouse for all members. They will work to set a date for the first event and requested homeowners participation in determining dates.

5. Trees

Gillaspie completed tree trimming at #4 and #41-43. The Board noted that tree removal and trimming are based on recommendations from Gillaspie, a certified arborist, and are prioritized according to the budget and urgency, including necessary biannual pruning.

The Farm HOA will be completing tree trimming of the large trees and potentially the laurels behind #71-73. Sterling will send updates when communication is received from Bennett Management.

6. Asphalt Maintenance

Paul reviewed the property with Aegis Asphalt and is working on quotes for necessary asphalt repairs and reported that the entrance from Norkenzie is the main concern.

7. Wildfire Remediation Updates

Kendall is walking the property with Juan at 1pm on 8/18 to go over the report and necessary items to be addressed. She is also sharing items to get quotes on from Gillaspie Tree who will do another review of the property for fall/winter trimming.

Kendall adjourned the meeting at 7:00pm