

Oak Park Townhomes Association

Board Meeting Minutes

2/16/26 at 6:00pm

Via Zoom

1. Call to Order – Regular Session

The meeting was called to order at 6:03pm by Kendall at Sterling Management.

Roll Call

Board Members Present:

Mike Shuttleworth – Treasurer

Orlando Nesta – Secretary

Diana Strand – Board Member

Homeowners Present:

Karen Romero

Also Present:

Kendall Williams– Sterling Management Group

Approval of Minutes – February 2026

Kendall called for approval of the February 2026 minutes.

Decision: Motion carried out unanimously; minutes approved.

Treasurer Report/Approval of Financials – February 2026

Account Balances:

Operating Account: \$110,184.06

Reserve Account: \$128,321.35

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

Mike asked Sterling Management to investigate the interest rate for the Reserve account.

2. Homeowners Forum

Karen Romero notified board that #12 is for sale and asked board to consider backlit address numbers and security for the mailboxes.

3. Dues Increase Reminder February 1st

Kendall reminded homeowners of the dues increase that took effect 2/1/26.

4. Pest Control Quotes Review

The board determined to seek quotes for on call services to be provided at next meeting.

5. Roofing Updates

Kendall reported that #71-73 Roof replacements are completed.

Board requested Sterling to get a not to exceed quote for #35 loose shingles.

Diana asked about her new drains on her garage and will send a photo of the drains she would like considered for roof replacements.

6. 2026 Roof Replacements

Sterling will gather bids for main roofs #45-47 as they show roof life up to the year 2027 in the 2021 Inspection Report by Father and Son Roofing.

7. Homeowner Suggestions

- **Fencing:** Boundary fencing was reviewed on-site; a formal quote is pending for the next board meeting.
- **Pathways:** Kendall is obtaining a quote for a new 3ft compacted gravel path along Bond Lane.
- **Signage & Entry:** A quote for backlit address numbers is being prepared, while a request for additional "No Trespassing" signs was reviewed.
- **Bat Houses:** The board is researching how to address a homeowner's request for bat houses without attracting bats to Oak Park.
- **Pressure Washing:** The board will provide an update on responsibility of pressure washing for shared walkways at the next meeting.
- **Mailbox Station:** Homeowner Lisa Berkley is looking at a covered mailbox station and will get quotes for different roofing materials.

Adjournment

Kendall adjourned the meeting at 6:47pm.

Minutes transcribed by: Kendall Williams – Sterling Management Group