

Oakridge Village 2 Annual Meeting
Tuesday, January 23, 2018
Blue Spruce Room, Council Tree Covenant Church

The meeting was called to order by Jim Cook, acting HOA President, at 7:05PM

Board Members Present

Jim Cook, Bill Bohlen, Linda McGlothlin, Chad Whisenant, Jan Harvey

Approval of Minutes

The minutes of the January 18, 2017 annual meeting were approved as submitted.

Introduction of Board

- Jim Cook, Landscape VP and acting President, has lived in Oakridge since 2008. He and his wife, Kristi, have been involved with the Board since 2016.
- Bill Bohlen, Vice President moved to Oakridge in 2014 and joined the board in 2017.
- Linda McGlothlin, Treasurer, has lived in Oakridge since 1992 and served on the Board as an At Large Member, Secretary and Treasurer.
- Chad Whisenant, Architectural Control VP, moved to Oakridge in 2014 and volunteered to serve on the Board in 2017.
- Jan Harvey, Secretary, moved into Oakridge in 2017 and joined the Board that same year.

Election of Board Members

The By-Laws stipulate that Board Members are elected at the annual meeting by the members-at-large. A quorum of eligible voting members must vote.

There was not a quorum present at the meeting. It was agreed that, since the Board is made up of three to seven members, and only five positions were filled, that the Board Members present would be accepted to serve.

In the January 2018 newsletter, homeowners were asked to please volunteer to serve on the Board. This request was repeated at the Annual Meeting.

The Board will continue to function with five members until additional volunteers step forward.

Dues - Linda has mailed out the bills for the 2018 dues

Budget - Copies of the Budget were available for review. The Budget can also be found on the HOA website at www.oakridgehoa2.org.

Jim highlighted the following points about the 2018 budget

- \$10,000 was moved into the reserve account in 2017. The goal is to have a reserve account equal to 50% of the annual operating budget. The outlook is for this goal to be met by the end of 2018
- Most of HOA expenses consist of the Common Area maintenance and utilities.
- The difference in the water expense for the Keenland water tap and Wheaton water tap is due to the size of the taps and area watered. The Keenland area extends from McMurry up to the railroad tracks on the east end of the property.
- The HOA receives a \$375 transfer fee (\$300 reserve fee and \$75 transfer fee) whenever a home in Oakridge 2 sells. Six homes sold during 2017 generating income of \$2,250

Reserve Study

The reserve study is a physical analysis of the common interest property and is used as a tool to manage the financial demands of the property. Jim drafted this document, which can be found on the HOA website. It outlines the responsibilities of the association for maintenance, improvements and replacement for the common area. The study should be updated every 3 to 5 years to anticipate the financial needs of the community. Jim plans to update the document in 2018.

New Business

Trees -

The HOA continues to add new trees to the common area. Several have been placed near the existing Ash trees in case those need to be removed due to ash borer. If homeowners think a tree is needed in a particular location they are asked to contact the Board.

Fireworks -

The board was asked if the HOA could do anything about the fireworks in the area, particularly on the 4th of July. The noise is disruptive to residents and their pets. This will be addressed in the next newsletter. Since fireworks are illegal in the City of Fort Collins the suggestion was made to talk to the people setting off the fireworks and/or call the Fort Collins police.

Thank you -

Ken Parker thanked the Board for all of their work on behalf of the community.

Neighborhood Event

The Board will look into planning an outdoor neighborhood event for this spring or summer.

8:35PM - Meeting Adjourned.

Respectfully submitted.
Jan Harvey, Secretary