

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, December 1, 2021

- Due to renewed Covid-19 concerns, the meeting was held remotely via Zoom video conference
- The meeting was called to order at about 6:30pm
- Board Members Present:
Sara Belmont, Bill Bohlen, Jim Cook, Roger Sherman, Chad Whisenant, Mike Winchell

General

- Meeting minutes from September 15, 2021 were reviewed. Jim moved that the minutes be approved. Members approved.

Architectural review

- Chad reviewed Foerster yard change request. They mainly want to convert their turf to different kinds of grass, plus some fencing additions and redesign; no major concerns were raised. The trash storage will be behind the fence. Mike was concerned about the percentage of turf that would be maintained and whether the project is considered xeriscape. Roger thinks the plan to their yard will be an improvement. Roger voiced support about allowing more turf conversion/xeriscaping as a way to conserve water. No objections were raised to the Foerster yard project, so plan is approved.
- Chad will email the Foersters to confirm any gravel planned in the front yard is taken care of to prevent moving.
- Chad voiced that there are no new yard concerns that he has seen or been raised to him by neighbors in the community.
- Jim mentioned using the Foerster house in the future as an example of a more water conservation yard approved by the board.
- Jim mentioned the architectural request form and asked Chad if there is any movement in getting it revised with the proposed changes. For now, Chad responded that it will be followed up on.

Landscape maintenance

- Roger said Lindgren's new contract proposal needs a more detailed review by him but right now it looks like it will be costing a little bit more than last year. The fact that they have become familiar with our systems makes them more desirable than going with a different company. Jim suggests getting a few quotes for background info since it has not been priced out in a few years. Getting proposals this time of year may take a bit of time to get together, hopefully a few proposals will be able to get together by our annual meeting in January (moved to February).
- Lindgren's prices are going up by about \$1,000 and Chad had concerns about the increase when we have had numerous complaints over the last year and there seems to be no accountability. What will be included in next year's agreement? What's the incentive for

Lindgren to not use a surplus amount of water for next year? Monthly reports should be requested with back up information as to why a certain amount of water is being used, why and what's the best recommendation for what to do going forward. We should add water usage and monitoring, especially during the hottest summer months of July and August to the contract. Using the historical usage spreadsheet data to come up with water allotment targets would be a good base going forward with the expectation of maintaining our grass and the look. Chad also wants to add contract items that will hold them accountable for maintenance. And Lindgren needs someone from our HOA to answer to when they come for scheduled maintenance. Bill volunteered to be that person and committed to being there when Lindgren is present and walk through the neighborhood to list any misgivings that haven't been taken care of by Lindgren.

- Roger asked if the board is in agreement with Chad's suggestions to improve the Lindgren contract and hopefully keeping the expense around the same amount as last year; or, do we need to move on and get more reviews and proposals from other companies regarding landscape maintenance?
- Jim mentioned that TreeWorks came out for another preventative maintenance workday. They need one more workday to complete the trim work on our entire property but it can be held off until the Spring.
- Roger inquired about the next leaf cleanup, which, according to Bill, they came by earlier today. Jim mentioned that the drain pan cleanouts really need to be done thoroughly at regular intervals.
- Turf conversion area was mowed over a month or so ago. Lindgren is expected to do weeding in the area, but we are not sure it was adequately done prior to mowing, so we may need to specify for next year that the work should be done differently.
- Jim asked why we did not get paid the full amount of \$697 for damage caused to the sprinklers in the common areas. Bill was asked to follow up about why the amount was different.
- Jim recommends no turf conversion for next year since no grants were applied for this year. However, Jim suggests we turn off the sprinklers in the coat hanger area identified for conversion and not mow the existing turf in order to save water and get an idea of what a conversion to native grass might look like. Roger is opposed to the idea of turning the sprinklers off because of how it will look, but acknowledges saving on water is a bonus. Put on the agenda for future board meeting for further review.
- Bill wants to converse with Roger over the next six months regarding grants and a more detailed plan for next year for turf conversion areas.
- Jim reported that fertilizer tree stakes have been placed around each of our younger trees. Bill and Sara helped.

Finances

- The proposed 2022 budget that Jim and Linda prepared was reviewed.
- A large chunk of the tree budget was spent for the ash borer treatment, which is a two-year process, so that expense will not be incurred next year.
- Less money was spent this year on sprinkler repairs than last year.

- Tree preventative maintenance pruning is budgeted at 4-5 times next year; TreeWorks charges \$1,700 per visit. Specifics dates have been scheduled by Jim. Bill requests to be informed of scheduled dates to supervise and observed the work being done.
- Snow removal: Jim suggests that Lindgren does a separate contract for snow removal. Jim recommends that they only come out if a board member calls, otherwise they may come too often and we end up getting over charged for services not needed.
- Water surcharge fees: Jim and Linda reported notification from the City that we incurred significant water surcharges for the past 2021 irrigation season. We must pay the bills in early January.
- Water surcharges for next year could be even more since we will no longer have the 50% waiver that we were granted for this past season. The proposed budget estimates water costs of about \$15,000 for next year. If we begin to exceed the allotments, it is suggested we shut water down. If we go over our allotments next year, even with raising dues, we'd only be left with about \$5,000 because we would be depleting our reserves significantly.
- Jim shared the spreadsheet for water usage and reviewed the surcharges for the two taps in the neighborhood. He shared how our excess water usage affected our finances for 2021 and the proposed budget for 2022 and that we will need to draw further upon our reserve savings.
- Jim proposed increasing the annual dues to \$685 in order to help offset depleting our reserve savings. This increase is just under the 5% that is authorized in our Bylaws for board approval only.
- Jim also proposed increasing our home sale fees. A vote via email will be conducted.
- Jim will send updated budget information to the board at a later date for review and approval via email.

Other business

- Yard maintenance issues for now will be deferred until the Spring. By the annual meeting expectations should be set forth for yard maintenance. Sara has volunteered to create a draft/template letter for yard maintenance concerns to neighbors that require rectifying within the next few months.
- Jim has started to create an initial job responsibilities list and how to allocate resources as the board members are being stretched thin.
- Bill mentioned concerns with street parking when there are empty driveways. He wants a request to move cars in the next newsletter. Debris, dumpsters, etc on the street, especially before impending snow, is also a safety concern.
- Mike volunteered to help prepare a newsletter announcing the annual meeting.
- Annual meeting date was proposed for Wednesday, February 2nd to be conducted via Zoom video conference. Board agrees. [Date was later moved to Wednesday, February 16 since newsletter announcement was not mailed until Friday, January 14th].

No further issues were brought up. Meeting was adjourned at about 8:15pm.