

Oakridge Village II HOA Board of Directors Meeting

December 3, 2019

Present at Meeting

Board Members: Jim Cook, Bill Bohlen, Linda McGlothlin, Jan Harvey by proxy, Roger Sherman, Chad Whisenant

Homeowners: Kristi Cook

Jim called the meeting to order at 6:34PM

Turf Conversion Grant Update

Roger updated the board on the grant application with Northern Water. The application has been submitted and we should know mid-January if we have been approved to receive any money from the grant.

Prior Meeting Minutes

The minutes from the November 6th board meeting were unanimously approved as submitted.

Treasurer Report - Linda

Six homes sold in the association neighborhood in 2019. Four have closed and two are pending.

There is currently \$7,033.58 in the checking account and \$31,799.85 in the reserve account.

Architectural Control Report – Chad

There was nothing significant to review or discuss.

Landscape Report – Roger

Lindgren, our landscape contractor, recently reported (and complained) that some homeowners had raked or dumped leaves from their property lots onto the common area. The board considered including a note in the next newsletter to discourage such action, but after discussion the consensus was to work with Lindgren to plan appropriately for such additional leaf volume next season. Many leaves fall or blow from common area trees into private lots; the HOA should be willing to help homeowners get them removed.

2020 Budget Review and approval

- Jim presented the proposed budget as formulated from the prior board meeting.
- Linda and Roger suggested including \$6900 in the line item for purchasing additional water rights.
- \$1000 was placed in the budget for Turf Conversion Management fee.
- The Transfer to Reserves line item will be reduced from \$10,000 down to \$2100.
- With those revisions, Chad moved and Bill seconded the motion to approve the budget, and it was unanimously approved.
- Jim noted the need to update and revise the Reserve Study report (published in December 2017) to include anticipated removal of ash trees that will probably die in the coming years from the pending emerald ash borer infestation. We have 36 ash trees. It costs about \$1000 per tree for full removal.

Draft Newsletter

Jim presented the draft newsletter and it was reviewed. Final comments and additions should be made to Jim by December 13 so that he can make those changes. A proxy form will be enclosed with the newsletter, but also available to download from our website. Linda will have a stuffing party to mail out the newsletters before December 30.

Annual Meeting

The annual meeting, which will also be the next scheduled meeting for the board of directors, will be at Council Tree Covenant Church on Thursday, January 30th at 7:00PM.

The meeting was adjourned at 7:33PM.

Respectfully Submitted,
Kristi Cook