

# Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, June 1, 2022

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- The meeting was called to order at shortly after 6:30pm
- Board Members Present:  
Bill Bohlen, Jim Cook, Linda McGlothlin, Roger Sherman, Chad Whisenant, Mike Winchell

## General

- Meeting minutes from March 7, 2022 board meeting had been published and sent via email for review. There were no proposed changes or corrections.

## Financials

- Our financials spreadsheet has been updated with results through May 31.
- Linda reported that one(1) home (the Royers at 5200 Iris Court) still needed to pay their annual HOA dues. We had failed to notify them earlier, but have now. Jim will visit them soon if they do not respond in the next few days.
- Our insurance policy renewal cost \$978 which was above the \$900 that we budgeted. Jim suggested that we get new quotations next year.
- We recently paid Oakridge Village filing 1 for our 2021 water usage on southwest corner of Keenland and Wheaton. It was slightly less than we had budgeted. We also paid them for an irrigation leak repair done in the area.
- We received a few new irrigation repair invoices from Lindgren. Bill will review and let Linda know whether and when to pay them. Unfortunately, we have already exceeded our \$3000 budget in this area since we had to pay the misplaced invoices from the 2021 season in January that were not anticipated during our budgeting. We will re-emphasize to Lindgren the need to receive invoices via both email and hard copies mailed to our post office box in a timely manner.
- Linda will be filing the required tax returns soon. Jim provided the reportable numbers for the federal form.
- Jim reported that we still have not paid the ETWater annual subscription renewal but have now received another 30-day service extension through June 30. The 4G modems have not yet been delivered and installed. DJ Caldwell installed new SIM cards. Jim wants to receive verification in writing from ETWater that our controllers will function properly for the entire 2022 irrigation season before paying the annual subscription fee.

## Landscape maintenance

- Lindgren recommended installing pressure regulators at both water taps. Bill and Jim decided to forego this change.
- Lindgren provided quote for flow meter installation at Wheaton water tap (controller A) but board agreed to postpone decision to proceed until later in the summer when water usage financial liabilities are better understood for the season.
- Bill reviewed our irrigation water usage for April and May. We were slightly over our allocation target for the Wheaton water tap (120,600 vs 112,885 gallons, or 6.8%). We

greatly exceeded our allocation target for the Keenland tap (80,580 vs 35,029 gallons, or 130%). Jim and Bill will meet in person with Lindgren in the next few days to discuss corrective action plans.

- Mike and Jim agreed to begin documenting our Jain/ETWater controller software setup and adjustment procedures.
- Backflow testing of our water taps is coming due. Bill will ensure that it is scheduled.
- The board agreed to delay scheduling the next tree preventative maintenance service by TreeWorks until water usage financial liabilities are better understood for the season.
- Jim had recently contacted the City Utilities department to access more information on our water utility accounts, but did not know the requested email and/or password for the account access. He provided the City our HOA tax identification number, per their request, and it was added to the account records as an alternative access code.
- The Phase 1 turf conversion and possible Phase 2 turf conversion were discussed and debated extensively.
  - Bill reported that he had met with about 7 of the homeowners that border the possible Phase 2 conversion area (the “coat hanger” adjacent to the golf course): 3 were in favor, 3 were undecided/apprehensive but understanding/supportive, and 1 was strongly opposed.
  - Jim reminded the board that our goal needs to be water usage reduction in order to avoid significant and increasing water costs imposed by the City. Turf conversion may be one way to help accomplish that goal, but so is proper irrigation management.
  - Jim encouraged the board to persevere through the tension and challenges that we face trying to solve our water usage cost problems imposed on us by the City—it’s OK for us to disagree and have difficulty reaching consensus.
  - Jim recommended that we not push forward on further common area landscape changes without consensus. A split vote from the board would probably indicate that the homeowners would be split.
  - Board agrees to reduce irrigation amount and raise the mower height for the Phase 2 area but its turf conversion plans are still being debated.
  - Bill will try to get an update from the City for the Southridge Golf Course irrigation redesign.

#### Architectural review

- Chad did not have any pending homeowner requests that needed full board discussion.
- Mike reviewed the City Xeriscape Incentive Program (XIP) rules with the board. The board agrees that they can be used as baseline requirements for homeowners requesting xeriscape conversions in our association.

#### Other business

- Jim will work with Sara to schedule the next neighborhood walk around to help with yard maintenance enforcement

Meeting was adjourned at around 9:00pm.