

Oakridge Village II HOA Board of Directors Meeting
Tuesday, June 19, 2018

The meeting was called to order by Jim Cook, acting HOA President, at 7:15PM

Members present included Jim Cook, Bill Bohlen, Linda McGlothlin, Chad Whisenant and Jan Harvey

Approval of Minutes

The minutes of the March 27, 2018 Board of Directors Meeting were approved as submitted.

President Report – Jim Cook

Concrete Drain Pan Replacement Quote – The HOA is responsible for maintenance and replacement of the concrete drain pan that runs through the common area just south of and along Keenland Drive. An inspection identified 22 sections that will need to be replaced within the next few years. Jim received a quote of \$8.70 per square foot to have the work done. The first 22 sections would cost approximately \$10,000 to replace. After the initial work, the remaining sections would be evaluated and replaced every 3 to 5 years. Jim is looking into options on how the water that drains through this pan could be diverted while the work is being done.

The board tabled a vote on approving the work. Funding for this work will be considered for the 2019 budget.

Reserve Savings Account – The current balance of the HOA reserve account is approximately \$16,700. The goal is to have, and then maintain, at least 50% of our annual budget in this account. These funds are currently in a non-interest bearing account at 1st Bank. Jim suggested we look into interest paying options.

Currently homeowners pay their dues with a check that is mailed to the HOA. 1st Bank, where the HOA maintains its accounts, offers a service called Zelle that would allow homeowners to make their payments electronically. The Board agreed to make Zelle available to homeowners in time for paying their 2019 dues. Regular checks will still be accepted.

Landscape Report - Jim Cook

A new irrigation system control box has been installed for Zone D. The irrigation system in Zone C (along the power trail) is having issues that are still being investigated and repaired. Unfortunately, the grass in these areas almost died, but is beginning to recover. If any homeowners notice a problem, please contact land.oakridge2hoa@gmail.

Clean up work on old shrub areas is needed. An estimate for having the work done is \$700. The board decided to schedule a day to have volunteer homeowners do the work.

Saturday, October 6 was selected for our 3rd annual tree planting event. This is a day for volunteer homeowners to help plant trees in the HOA open space area.

Treasurer Report – Linda McGlothlin

The checking account balance is \$35,851.11

The savings account balance is \$16,739.56

All homeowners have paid their dues.

Going forward, all payments posted to our financial summary spreadsheet will reflect the date the payment is posted to the bank statement instead of the day the check was written.

The HOA maintains a post office box at the Boardwalk post office. Linda has secured a second key for the box and updated the HOA information on that account. All bills and payments for the HOA are sent to the PO Box which costs \$90 a year. Jim proposed setting up the utility bills for automatic electronic payment directly from our bank operating funds checking account. He and Linda will discuss the pros and cons and will implement if advantageous.

Architectural Control – Chad Whisenant

The ACR has approved solar panels for a home on McMurry Ave. which were scheduled to be installed last week.

No new ACR applications have been submitted.

The draft of the Exterior Paint Color Policy was reviewed. This document addresses the quality of materials and acceptable color choices for homes in the neighborhood.

The board will vote on the proposal at their next meeting.

A fence policy will be presented at the next board meeting.

Trees – Bill Bohlen

Bill shared photos of two neighborhoods - one where front yard trees provided significant shade to the sidewalks – the other where front yards had no trees. The Board discussed ways to encourage homeowners to plant trees in their front yards. Bill will check with the City and see if they offer any incentives for neighborhood tree plantings and report back to the Board.

Newsletter

The next newsletter will be distributed to homeowners in mid-July. Jim will prepare the newsletter and he asked for suggestions on items to be included. The Board agreed to include at least the following items:

- Announce Neighborhood Party on Saturday, August 25th
- Promote social group signup
- Highlight the HOA website
- Request additional board members
- Suggest leaving emergency contact information with a neighbor when homeowners are away
- Highlight some key HOA covenant rules
- Announce 3rd annual tree planting event scheduled for Saturday, October 5th
- Trash can policy

Neighborhood Concerns

There was a discussion on how the Board should address covenant violations and other neighborhood concerns. Jim suggested that neighbors try and talk and resolve any problems. He has agreed, as HOA president, to talk to neighbors when there is an HOA-related problem that they can't resolve. Ultimately the Board must follow the written policies (e.g. "Policy for Enforcement of Covenants and Rules").

Flyer for Neighborhood Get Together

Jan offered to make up a flyer reminding everyone about the Neighborhood Get Together on August 25th. The Board will distribute these the week of August 19th.

The meeting was adjourned at 8:45PM.

Respectfully submitted.

Jan Harvey
Secretary