

# Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, June 9, 2021

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- The meeting was called to order at about 7:00pm
- Present: Linda, Jim, Bill, Melanie, Roger, Chad, Mike

## Treasurer

- Financial report: Linda, checking account \$14,070.90 savings account \$51,813.39
- Everyone is paid up on HOA dues

## Landscaping

- Roger: Imon asked if we could mow the native grass in the green belt, there is concern about snakes near Elderberry court. Mowing the area down is a reasonable request.
- Ken Parker requested more tree trimming. Jim said he could get a whole crew out for about ½ a day with the money left in the budget for tree trimming. Tops of the trees on Keenland need some trimming according to Chad.
- Preventative maintenance and trimming is in the budget, cheaper to have done in the winter because the landscaping company isn't as busy.
- TreeWorks appears to have better prices.
- Lindgren will be managing the irrigation and maintenance, Jim has approved the replacement costs.
- Water bills have severely increased. Sprinklers were running overtime, Jim reset some of them back to a lower level.
- It's been pointed out that Lindgren's responsiveness is slow, takes over a week for them to respond.
- Another walk around is needed to take note of an overgrown bush and other landscaping needs that haven't been addressed and bring it up to the landscaping company.
- Bi-weekly walk-throughs for landscaping and irrigation checks with an HOA board member.
- Estimates are being proposed for dead turf and any evergreen removal.
- Painting utility boxes has been suggested, look into groups that paint in the area and what the costs/requirements are to have it done.
- Lindgren has other areas with dead grass that need to be replaced/ addressed.
- It's been noted that sticks should be picked up before mowing of the common areas, have the workers been given directions that have told them otherwise? It is a problem that

needs to be brought up to the landscaping company. Also, speed of the sit-down mowers seems exceptionally fast.

- Common areas need to be mowed again that weren't done correctly.
- Talk of a new contractor for landscaping was discussed, the issue that may occur is finding a replacement contractor, as many seem short-staffed these days.
- Homes between Keenland and Barberry on the common area side have issues with homeowner maintenance and taking care of areas they're responsible for. Melanie said there does appear to be work being done on those areas of homes that were considered "problem areas".
- **Trees:** treating of the ash trees. Chad said there are a few companies that suggested a treatment in August or possibly cutting down the trees, if needed. Selecting trees worth saving and finding a company to advise which are worth saving and spending the money on and which are not going to survive another year. Jim will call TreeWorks to follow up. Chad said between the two companies talked to there is about a \$2,000 difference in the quotes given. A decision should be made sooner rather than later
- Davey company sounded more selective in deciding and identifying which trees need to be treated and which shouldn't.
- It's been suggested that we pick 15 of the best trees and treat those, remove the rest. Davey seems to be the group favorite.
- About \$2,000 for tree removal is budgeted.
- Tree works seems most effective and responsive according to Jim. We will move forward, vote was unanimous for using Davey to select 15 trees worth treating. Roger and Chad will select the trees.
- Water usage needs to be addressed and the fact that we've watered more this month than last month, Ed Johnson needs to be notified.

### **Other**

- No new major repairs coming in or requests coming to Chad that are out of the ordinary.
- Current home repairs being done on Wheaton were approved and currently still ongoing.
- Chad said that any replacements of current items that are done as-is do not need a forms.
- Roger said the home near the common area with the playground over the property line are removing some parts of the playground and fence, but they have not sent in an approval form for these visible changes to the backyard that backs up to the greenbelt near the powerline trail.

- Vacant property on Elderberry needs maintenance, yard and front porch and everything needs to be maintained. The neighbors on the cul-de-sac have tried to help maintain, but it should not be their responsibility.
- Enforcement committee has been discussed and may need to be utilized. Jim suggests getting informed with the procedures about the enforcement committee
- Yard enforcement policy was discussed and how to enforcement.
- Rental homes and vacant houses will need to be addressed by letter/email/phone, other homeowners should be addressed in person and see if a verbal agreement can be made regarding any HOA landscaping/visual violations from the street.
- Sara and Bill volunteered to be on the enforcement committee, they will meet to discuss current HOA policies and procedures regarding enforcement.
- Jim proposed a summertime meet & greet to talk to neighbors and put a friendly face on the HOA in a relaxed setting so they can get to know all of the board members and remind them that we are here to help address any issues/concerns in the neighborhood.
- Minutes from the last meeting have been approved.
- Mike discussed bike safety and adding it to the HOA website.
- One of the locked mailboxes was broken into, the mailmen cannot deliver mail if they are all open. This has been an issue with a few other mailboxes. Usually the larger boxes that house the packages. A Neighbor has indicated that her individual box has been pried open.
- HOA is supposedly responsible for the mailboxes and any maintenance or replacement, which may cost \$2,000
- Jim asked if anyone wants to research mailboxes more regarding HOA, federal involvement, replacement
- ETA water should be forwarded to Roger so he can address any water irrigation issues with leaking, etc. and he can bring it up and address it with Lindgren regarding the water flow and any leaks.
- Bill needs to check on utility repairs.
- Golf course drain pipe must have been fixed, no water leaks notice, Jim will check to confirm
- **Driveway pavement policy**: driveway can go as wide as the garage wall closest to the front door, the outer side of the garage may expand as wide as wall on the non-front door side. Extending up to 5 feet from the property line on the far side of garage, opposite the front door, was discussed. No agreement was reached. Jim suggests the policy be that you can replace the driveway for the size it currently is.

- Currently there is nothing in the covenants regarding driveways, but ultimately the HOA is in charge of approval of any exterior changes besides replacing items that do not show any visual change to the home (broken window replacement, repainting with same colored paint, etc.).
- City code does not allow your driveway to be closer than 5 feet within the property line.
- Chad believes most people abide by HOA guidelines and nothing outlandish has been requested
- **Shed policy** was discussed. Certain case by case basis regarding the shed policy may need to be done regarding homes that cannot fall into the parameters in the proposed shed guidelines.
- Replacing roof or paint with the same materials/color as before requires no preapproval.
- Jim discussed a possible window policy. It was then reiterated that the covenants state ANY change should be HOA approved.
- Driveway policy- Jim suggest we don't need a policy, strictly HOA approval
- Shed policy- Bill disagrees about allowing a prefab shed, Jim is in agreement. Chad suggests any sheds should be brought to the board for approval
- If you want to have a shed outside of the policy you need to submit it for approval. Current understanding for what is now in place is it needs to be uniformly attached to the house.
- With shed policy approval, if your neighbors say yes, it is hard for the HOA to say no.
- Mike and Sara have been requested by Jim to review the shed policy and how they would vote on it.
- Signage policy should be put on the backburner until we see what happens with state policy regarding signs in yards/neighborhoods.
- Jim may be out of town for all of November and December, talk of who would take over when Jim is gone was discussed.