

Oakridge Village II HOA Board of Directors Meeting
Monday, March 11, 2019

Board Members Present – Jim Cook, Bill Bohlen, Linda McGlothlin, Jan Harvey, Roger Sherman, Susie Kiesling
Homeowners Present – John Moren, Kristi Cook

Jim Cook, HOA President, called the meeting to order at 7:10PM.

Treasurer's Report – Linda McGlothlin

Linda reported that 69 of 94 homes have paid their 2019 dues. Eight of those were paid through Zelle. Linda noted that since dues are \$655 for the year, payment through Zelle typically required two transactions. Most banks limit each payment to \$500.

Dues must be paid by April 1. Linda will send out an email to those who have not paid about a week before the due date.

The HOA received a letter from the IRS confirming our employer ID number. State and Federal taxes have been filed.

Minutes

The draft of the minutes from the January 12, 2019 annual meeting will be posted on the website. Those will be approved at the next annual meeting.

Board members were asked to review the draft of the February 12, 2019 board meeting minutes that were sent to them, and send all suggestions for changes to Jan as soon as possible.

Architectural Control Committee

Chad was not at the meeting, but Jim reported that Chad was going to incorporate the proposed fencing policy that Jim had drafted, with the one Chad was working on. The draft will be presented at the next board meeting.

It was noted that according to our governing documents, any changes to the exterior of a property, including the front and back yard, must have ACC approval.

Loan for Purchasing Additional Water Rights

Homeowner John Moren, who has been researching loans on behalf of the HOA, reported on his findings.

Based on the 2019 budget, the HOA would probably not be able to secure the \$100,000 loan they planned to pursue. Western State Bank would give the HOA a loan for \$33,000 to be repaid over a 5 year period. First bank would give a \$55,000 loan payable over 7 years. Both banks would have other fees and restrictions.

Any bank loan would necessitate a vote by the homeowners allowing for current and future dues to be pledged as security for a loan. John cited our Articles of Incorporation as also requiring a vote.

John presented options to the Board, including future dues increases, assessments, and postponing the purchase of additional water rights. John and Susie are going to look into the possibility of securing a loan through a private lender.

The following summarizes the possible options.

- Increase dues. (This was considered a “no” by the board.)
- Secure a loan for \$33,000 instead of \$100,000.
- Wait to see how much the HOA can cut back on their water use. The goal for this year is 17%, but hopefully water use can be cut back by more than that.

- Postpone pursuing a loan (after confirming that the prices for additional water allotments will be stable) until the end of December 2019. That would enable the HOA to pursue a loan using the 2020 budget.
- Wait until the end of May and see if the City Council approves the AMP (Allotment Management Program), which would delay the implementation of the increased water surcharge for three years. During that period the HOA could build up reserves.

Landscape Change Committee – Roger Sherman

Roger presented two plans for landscape changes. The first plan would be incorporated within two or three years. The second would be a long-term plan.

The plans would convert portions of the bluegrass areas to native grasses. The goal would be to minimize changes to the existing irrigation zones, but some changes may be necessary. The long-term plan would convert roughly 40% to 50% of the existing grass to native grasses.

Replacing the existing grass with native grasses would necessitate using roundup to kill the existing grass, aeration, reseeding with native grasses and irrigating of the seed until it's established. It would take 2 to 3 years before the HOA could eliminate, or at least extremely restrict, the irrigation of those areas. After that time the grasses should require very little watering. The bluegrass and trees would still require watering.

In general the areas between the sidewalk and curb would be kept as bluegrass.

Native grasses would grow to a height of 6" – 8" and would not require regular mowing.

The City has not given requirements for landscape changes that would be required if the AMP is approved. The hope is that the proposed plans will meet their criteria.

The completed plans will be published on the HOA website for homeowners to view when ready, targeting May.

The first test plot will be in the area south of Keenland adjacent to the Power Trail. The size of the area will be determined by cost. The park on the north side of Keenland is scheduled to begin converting to native grasses this spring. Hopefully, while the heavy equipment is on-site at the park, the work could be done on our test plot at the same time.

Roger expects to have quotes from six landscape maintenance companies by next Monday, March 18th for the HOA routine spring / summer work.

New Business

Chad prefers to keep his position as Architectural Control VP, so Susie will be an at-large board member.

Six homeowners have volunteered to help monitor the sprinkler system throughout the watering season.

We have phone numbers and email addresses for most of the homeowners. When email notification is sent out about the posting of the proposed landscape plan, Jan offered to visit the homeowners we don't have contact information for and try and get that info. In an effort to save money the board wants to limit the mailings sent to homeowners through the USPS.

Bill suggested that the board limit the items for discussion at the board meetings until the loan and landscape issues are resolved.

The meeting was adjourned at 8:50PM.

Respectfully submitted.
Jan Harvey