

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Monday, March 7, 2022

- The meeting was called to order at 6:34pm
- Board Members Present:
Sara Belmont, Bill Bohlen, Jim Cook, Linda McGlothlin, Chad Whisenant, Mike Winchell

General

- Meeting minutes from December 1, 2021 board meeting had been published and sent via email for review. There were no proposed changes or corrections.

Financials

- Linda reported that 14 homes still need to turn in their annual HOA dues.
- An email reminder will be sent out to those homeowners prior to April 1.
- Jim reported that we had to pay almost \$2000 to Lindgren in January for past due invoices for work performed during the 2021 season that had not been properly sent to us earlier.
- Lindgren has been informed that all invoices need to be mailed to our PO Box address for proper receipt and payment.
- Jim asked Bill to ensure new contract with Lindgren contains line item requiring all invoices for landscape season be properly received prior to the end of our fiscal year (December 31).
- Jim reviewed irrigation controller 3G to 4G modem upgrade proposal that Chad negotiated and received from ETWater. Controllers B and C are still under warranty and will get the upgrade without paying for extended service agreement. Controller A is no longer under warranty, so ETWater will only provide new 4G modem for it at no charge if we pay for 3-year service agreement.
- Jim recommended upgrading all three modems prior to irrigation system testing in late April or early May. He wants our irrigation system contractor to work with ETWater to alleviate any controller communication issues without the opportunity for 3G modems excuses.
- The board voted to approve the 3-year service commitment for Controller A and move forward with all three modem upgrades.
- Jim also suggested obtaining an estimate for installing a flow meter at Controller A in order to utilize the full capability of the ETWater controller. Controller C already has a flow meter.

Landscape maintenance

- Bill recounts to the board his meeting with Lindgren. Bill communicated with Lindgren that we cannot sustain another year like last year, as far as overall fees. Lindgren complained about our controllers and defended that they did not proper access to them. Bill has assured them that the board will be on top of it this year so we should not receive any future excuses in that regard. Bill spoke with Royal turf for a quote/proposal along with another company that gave a quote of around \$4K. Bill has asked Lindgren for a proposal regarding irrigation and fees and a detailed plan.

- Having an irrigation specialist is a priority for any new landscaping contracts, as water usage is a large part of the HOA budget. Bill's interpretation, based on the meeting with Lindgren, is that we will not receive a better deal for landscaping service. He will follow up with their irrigation specialist for more clarity about the services they agree to provide that the HOA board will require, especially regarding monthly water allocations so we can stay within budget. Handing the irrigation responsibilities over to a company other than Lindgren was considered preferential among board members.
- Bill will continue to research our irrigation options, as our contract with Lindgren lasts until April. Lotic Irrigation LLC is very interested to take over the irrigation management. Jim's main concern is monitoring, as repair shouldn't be as necessary this year.
- Phase 2 turf conversions, Melanie has agreed to help apply for the grant for a turf conversion in the coat hanger area near the golf course. Big question is who is going to manage the turf conversion and see it to completion. Talk to the homeowners who's homes back up to the coat hanger area and get their approval. Major concern with doing it is planning it out, but then forgetting about it and making sure it works and it's kept on top of with Lindgren and what their response would be for care and maintenance with regard to turf conversion and native grass maintenance.
- The turf conversion that was done before needs to be addressed and cleaned up and maintained, Bill will follow up with Lindgren with the expectation for maintenance. There are a few homes on Elderberry that do need new sod because of the appearance from their backyard. Lindgren needs to be aware that house on Elderberry backing up to the main native grass area will need to be mowed a few feet away from their property line so native grasses do not run tall up against their property line.
- The golf course may be doing renovations this year too that we may need to keep on top of and see if it coincides with any possible turf conversion in the coat hanger area.

Architectural review

- Xeriscape – Melanie's home request. Chad suggests we hire an attorney to review the governing laws and find out what we're required to do so we are not held liable and what we're legally allowed to approve or disapprove in regard to Xeriscaping. We need more information from the city. It appears that according to the city, we may have no grounds to turn the xeriscaping proposal down that was brought to us by Melanie. Chad's suggestion to get an attorney to advise further in regard to xeriscaping.
- The city will provide xeriscaping classes. Jim is going to reach out to an attorney the board used several years ago and see if they're still in business and Sara will also reach out to an attorney for feedback as well. Jim suggests we ask the attorney provide any other xeriscape guidelines they can provide us with that we can use for future HOA. We should also ask an attorney if we're able to put off any xeriscaping for a year while we get a new landscaping approval plan together.

Other business

- Jim suggests we get a date and do a walk around in the neighborhood, specifically in the greenbelt to address any noticeable issues and follow through with enforcement as a board. Walkarounds are suggested to be done monthly with any available board members.
- Sara has agreed to follow up regarding any issues if nothing has been address within a 2-4 week span and following up with a letter if the issue has not been rectified. First Wednesday evening of the month is suggested for a walk through day.
- Mailbox repair – Bill has it done and completed. USPS mechanic was able to repair the mailbox, no fee. The mailbox may need to be replaced later down the road, within the next year or two.
- Chad suggests we add a restriction on cars left out on the street for 30 days or more that are not in use. Bill has a neighbor that has left their car on the street when they have an empty driveway. Jim suggests making an R & R to add these things to the HOA policies we currently have in place. Chad will put it together and email to the board for approval.
- Mike and Jim will address the homes on Wheaton in regards to snow piling in the street to avoid any road dangers, especially for those driving around the corner.
- Jim reviewed the roles of the board members for everyone to be aware of. Linda collects the mail, dues, keeps track of all of the bank accounts, developing spreadsheets, and she is contacted by realtors when a home is sold in our neighborhood in regard to any fees, outstanding dues and anything else that this necessary to close on the home to a new owner.

No further issues were brought up. Meeting was adjourned at 8:36pm.