

Oakridge Village II HOA Board of Directors Meeting

November 6, 2019

Present at Meeting

Board Members Jim Cook, Bill Bohlen, Linda McGlothlin, Jan Harvey, Roger Sherman, Chad Whisenant

Homeowners Kristi Cook and Celia Foerster

Jim called the meeting to order at 6:35PM

Grant Update

Homeowner Celia Foerster, who is coordinating the grant application with Northern Water Conservancy District (referred to as Northern Water), gave an update on the status of the grant application.

Basic information on the grant that is available:

- The grant is for a maximum of \$15,000
- The HOA would have to match the amount of the grant
- The grant money would be paid after the work is completed
- The HOA (or company we hire) is responsible for all permits
- Roger met with Lyndsey Lucia from Northern Water on October 21. She seemed most interested in work that would be done in highly visible areas, possibly the HOA property (tract B) that is visible from the power trail
- Lynn thought we would be a good candidate for the grant
- There would be Northern Water signage on the area noting the work was funded in part by a grant from them
- If we are awarded the grant there would be a pre-installation site inspection with the HOA and Northern Water
- The HOA would be responsible for sending in monthly updates on the work, along with pictures. (Roger offered to be responsible for this.)
- Roger would be the point of contact person for the project
- There would be a 5-year commitment to stay compliant with the maintenance and updates.
- A 5 year maintenance plan must be submitted with the application
- The deadline for submitting the grant application is November 15th. Roger will give all the pertinent information to Celia by the beginning of next week.

Minutes

- The minutes from the July 15th board meeting were unanimously approved as submitted
- The minutes from the September 30th board meeting were unanimously approved with one change. "The total transfer fee to the HOA when a home sells is \$375."
- The minutes from the October 13th board meeting were unanimously approved as submitted.

Architectural Control – Chad

Chad reported that he has one outstanding application.

About 90% of the homeowners who have reroofed have submitted an application.

It appears that a home on McMurry is replacing the driveway. No application has been submitted for that work.

Jan asked if the homeowners at corner of Keenland and Wheaton (5200 Wheaton Drive) submitted an application for the new garage door. Even though the doors are obviously high end, Jan did not feel they fit in with the rest of the neighborhood

Chad said he approved the application because 1. The owners of the neighboring homes approved the new doors. 2. The colors of the doors would be the same colors of the existing home. 3. The doors were very high end and would add an updated look to the neighborhood.

After some discussion the decision was made that until there were additional homeowner volunteers to serve on the ACC (Architectural Control Committee) along with the Architectural Control VP, that any applications that included a significant change to a property would be forwarded to and reviewed by the entire board.

Treasurer

Six homes sold in the area in 2019. Four have closed and two are pending.

There is currently \$7,987.01 in the checking account and \$41,797.85 in the reserve account.

2019 Budget Review

- The only budget item that was significantly over the budgeted amount was for landscaping. The bid for that contract came in at \$1,000 over what was allotted.
- The estimated total for water for the Wheaton 1.5" tap was \$12,000. The actual amount spent was approximately \$6,500
- The estimate total for water for the Keenland 1.0" tap was \$5,500. The actual amount spent was approximately \$3,400
- \$5,000 had been budgeted to be transferred to reserves. \$20,000 had actually been moved to that account.

Turf Conversion

The board was in agreement that the first potential area for turf conversion would be Tract B, the property adjacent to the power lines. That area consists of approximately 22,000 square feet, about ½ an acre.

Roger will work up a cost estimate. He noted that Filing 7 paid around \$30,000 for the work done at the northeast end of Keenland, and that area is larger than ½ an acre.

Converting Tract B would include

- Mowing the grass as short as possible
- Using herbicide to kill the existing grass
- Seeding the area
- Watering

Most of the cost involved would be for labor

The board discussed options on how to proceed with our water issues.

- Jim stated that our water usage has improved dramatically this year. He and Roger, with help from a handful of other homeowners, found several problems with the irrigation system. They made repairs and adjusted the amount of water being used. The cost of water was significantly under the budgeted amount. He recommended we forego any turf conversion.
- Jim noted that going forward with turf conversion would mean a lot of additional work for him and for Roger

- The point was made that the cost of water was going to continue to increase, and the availability of water in the future was going to be at a premium. The HOA needed to cut back on our water needs.
- A suggestion was made to only proceed with any turf conversion if we received a grant to pay for part of the work.
- Bill recommended we purchase more water allotment before the cost goes up on January 1, 2020. He noted that the dues increase was meant to be used for loan payments of \$6,900 to purchase water allotments.
- It was agreed that if we proceed with turf conversion that a project manager would need to be hired to oversee the project. It was unfair to ask Jim and Roger to manage it.
- In the short term doing turf conversion would mean more work, but in the long run costs and maintenance of the area would go down.

Jim moved that a proposed 2020 budget not include any money toward turf conversion. There was no second to the motion.

After more discussion Chad moved that we proceed with turf conversion costing up to \$30,000 only if we get a grant to cover part of the cost. Jan seconded the motion. Jim and Chad voted in favor of the motion. Jan, Roger, Bill and Linda voted against it.

Roger moved that the HOA move forward with turf conversion for Tract B costing up to \$15,000 regardless of the grant application outcome. Jan, Roger, Bill and Linda voted in favor of the motion. Jim and Chad voted against it.

Jim will work on the 2020 budget that will include \$15,000 for turf conversion that will not be predicated on getting a grant, but the anticipated grant application amount will be noted as possible additional income in the budget. The board will vote on a final budget at their December 3rd meeting.

Budget

The board is recommending that dues for 2020 remain at \$655. This will be evaluated yearly with the hope that it can be decreased in the future.

As of January 1 there will be a 24% increase in the surcharge for water use over our allotment. Bill moved that we purchase approximately \$9,000 in additional water allotments before the end of the year. Roger seconded the motion and it was passed by a unanimous vote. The additional allotment will be for the 1.5" tap. Roger and Linda will take care of that transaction.

Annual Meeting

The annual meeting will be held in January of 2020. Jan will check with Council Tree Covenant Church to see if a room is available for Tuesday, January 28th at 7:00PM. Second choice will be Thursday, January 30th at 7:00PM.

Miscellaneous

The HOA will probably stay with Lindgren for landscape work for next year.

Roger proposed that two smart controllers be purchased for the irrigation system to replace the older manual controllers (B and D). This will allow the irrigation zones to be monitored and controlled remotely via mobile phone.

In conclusion / action items

- Roger will contact the City and purchase approximately \$9,000 in additional water allotments for the 1.5" Wheaton tap. Linda will write a check for that amount
- Roger will get all the pertinent information to Celia so she can submit the grant application by November 15th.
- Jim will complete a proposed 2020 budget that will be voted on by the Board at the next board meeting.
- Jim offered to type up a newsletter that will go out to homeowners with information about the annual meeting. Linda offered to publish and mail the newsletter.
- Annual meeting information will be mailed to all of the homeowners with the newsletter.
- Jan will reserve a room for the annual meeting

The meeting was, thankfully, adjourned at 9:00PM.

Respectfully Submitted,
Jan Harvey
Secretary