

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Thursday, September 15, 2022

- The meeting was called to order shortly after 6:30pm
- Board Members Present: Sara Belmont, Bill Bohlen, Jim Cook, Linda McGlothlin, Chad Whisenant, Mike Winchell
- Location: 5206 Coralberry Court

General

- Meeting minutes from July 18, 2022 board meeting had been published and sent via email for review. Spelling of "Diane" was corrected and then minutes were approved.

Financials

- Our financials spreadsheet has been updated with results through August 30 and Jim provided a copy for review.
- Jim announced that we were on track to come under budget for our water usage this season. Many thanks to Bill for all his efforts managing the irrigation system!

Landscape maintenance

- Bill Bohlen suggested physically joining our irrigation systems (Wheaton tap controllers A and B with Keenland tap controllers C and D), which could cost between \$7,000-10,000, but it would make our water usage management more flexible and probably save money in the long run. We would be able to utilize our full annual allotments at both taps more effectively. Bill will continue to investigate further and suggests waiting a year before an official decision is made on the matter.
- There has been concerns over Lindgrens landscaping schedule and questions arose regarding if they did in fact fertilize 3 times this year. Jim has suggested that we ask for Lindgren to switch to pellet fertilizer and herbicide, as the spray they've used in the past may have caused one of our newly planted trees to die.
- Bill will follow up with Lindgren regarding bush/plant bed trimming in common areas. They may also need updated maps so they will more accurately take care of the common areas.
- Our irrigation controllers finally had the new modems installed. Jim is expecting an invoice to be received in the near future requesting the 3-year service commitment payment.

Architectural review

- Landscaping plans requested at 5225 Honeylocust were approved by the board, professional land survey has been filed with the city and all landscaping requests were within our guidelines, with exception to building the proposed fence on the property line, as the neighboring property will have to agree as well.

- 5201 McMurray – new owners have added a 4 foot fence to the existing unapproved 6 foot fence in their backyard. The HOA has always had the section of the fence running parallel to the backyard be a consistent height from corner to corner, and houses that back to a common or “green” area are asked to keep the height at 4 feet. The board has unanimously decided that a new request to either a.) fix the fence so that it is a uniform 4 feet across that has been approved by the Arch committee and HOA board members or b.) submit a new plan to rebuild the back fence entirely that will need to be approved by the Arch committee and HOA board members.
- RV/Class B van request – Class B vans are defined as recreational vehicles and not permitted to be parked in sight, whether on the street or on a driveway, beyond the permitted 24 hour period. Jim will inform the Kellys (5337 Wheaton) that their request to store a Thor Tellaro 20A at their property is denied.
- Landscaping complaints continue and the board has decided letters will need to be sent out to formally address any home owners in violation, as verbal requests on some items have been ignored, thus far. Sara and/or Mike have volunteered to make letter templates to more easily address these violations and properly reference our governing documents in these compliance letters.

Other business

- SOUTHRIDGE GOLF COURSE – More feedback is needed regarding the native grasses the golf course will be adding to the areas that run up to some of our homeowner’s property lines. Questions arose regarding whether the golf course took any neighborhood consideration into this before making their decision, but it does appear many golf courses are converting to native grasses to conserve water.

Meeting was adjourned at around 8:30pm.