

## **Annual Oak Lake Estates HOA Meeting Gospel Light Baptist Church**

### **March 20, 2025 Meeting Minutes**

Meeting was called to order at 6:30

The election was held for the Board of Directors Members. We did meet the quorum with 89 ballots returned. Six of the board members will continue and one new board member was elected to fill the position of Chris Cramer. We thank Chris for all his hard work and continuing support. Currently we have a full board of 7 members.

**Membership** – We are always trying to increase new membership. Our HOA dues are very low and the goal is to continue this as long as we can, while continuing to maintain and improve our neighborhood. We have a lot of volunteers. We have 3 new members from the 8 non-member property home sales in 2024.

Our approach is to meet the realtors when I see an open house and ensure they have correct HOA information for the buyers. We will continue to improvement to the lake, park and trail as it is our main amenity and a good feature for increasing home values throughout the community

**Financials** – Sandy presented the financials overview.

No real significant changes in our expenses over the years. Additional growth in our membership and real estate income allows us to absorb additional costs.

We made our reserve account an interest-bearing account and we were able to transfer 15,000 into that account. It is, however, available to use as needed throughout the year.

Expenses are in line with minimal changes over the years. We anticipate expenses related to the front entrance median and maintaining the launch area to be our biggest outlay for 2025.

Copies of the financials are available on our website at [olehoa.com](http://olehoa.com)

### **Projects –**

**Dry Creek bed** to divert standing water into the creek was completed with minimal expense and our amazing community volunteers! It has proven to be a nice park addition visually and serves the purpose of draining the lawn area past the basketball court.

Huge thanks to all of you who volunteer in improving and maintaining the park and lake!

**Dredging of the launch area** to accommodate deeper launch for boats was originally scheduled for March 17<sup>th</sup>. The company discussed with us that the recent heavy rains have left the lake high and perhaps it would be beneficial to postpone dredging until water is at normal levels. This will be rescheduled for a few weeks out. On the scheduled day of dredging, the launch and dock area will be closed for fishing and boating.

**Lake Management-** Bill has been working with UT Lake Management department to evaluate water quality, safe vegetation abatement, and fish assessment (count and species). They are scheduled to come out on March 31<sup>st</sup> to for fish assessment. The lake will be closed to fishing and boating that day until the UT evaluation is completed.

**Entrance Median-** The front median has oak trees that are dying out. One was removed this year due to risk of dead branches breaking off. As we looked into this, it was discovered that the median is actually the property of the county, overseen by the highway department.

We are looking into the county taking out the trees for us and perhaps re-landscaping the median. Another approach may be to apply to have that property (the median) signed over to the HOA so we can re-landscape. This is pending but will need to be addressed this year one way or the other!

**Highway department Info-** Discussion surrounding how residents can help in sending requests for road improvements to the Maury County Highway Department. The website is

<https://www.maurycounty-tn.gov/248/Highway-Department>

The contact information is on the OLE website as well, listed under ARC, Documents and FAQ for residents reference.

We currently are preparing to attend a commission meeting within the next couple of months to request the re-paving and re-lining of Oak Valley Drive.

A petition was passed around the meeting and received almost all signatures of attendees. If anyone else would like to sign the petition, please contact us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com). This petition will be available at the Easter event and any other events and likely presented to commission in the May Safety meeting.

We encourage everyone to attend the County Commissioner meetings when we present issues. The presence of community supporters is noted by them in considering our requests!

We are also still pending the request for additional Stop signs in the neighborhood. Chris is kind enough to continue this project for us. In the meantime, we may order new signs for near the park as it is getting more traffic and the downhill course on Oak Valley past Chestnut has folks flying by the park.

**ARC Review-** Guy reviewed ARC policies for new residents. There are no pending issues. A member questioned the new building on Red Oak, but it has gone through ARC and was approved as it met the new standards.

**Home Upkeep and CCR's** - A member brought up concerns that there are a few homes that appear to need maintenance in the way of fence repairs, mold on the exterior, curb overgrowth, etc.

If this applies to your home, please see to resolve issues to keep our properties up to the standards of our beautiful community. There are CCR's that discuss this as well as HOA guidelines.

If neighbors were to complain officially, we will have to address it as a function of the HOA.

Another issue was a home which apparently has 'free roam chickens' in the neighborhood. This property was looked into and is not a member of the HOA. However, the neighbors do have the right to file a civil complaint to the county as this does violate the CCR's which apply to all homes.

While, as volunteers, we do not patrol regularly to see everything, if a HOA member complains about something we will diplomatically address it.

**Guest - Sam Barnes, Constable** introduced himself to the members. Sam is our elected 5<sup>th</sup> District Constable and has legal authority to protect our community. He does not work for the Sheriff; he answers to the County Commissioners, and the judicial judges of the county.

He is a wonderful contributor to the safety of our neighborhood, and we certainly welcome him as one of our own! Note: Sam does not serve civil processes such as divorce papers, etc.

Sam reviewed the issue of scamming, which some residents of Oak Lake have been victim of. He mentioned that 69% of scams are directed at those over 50 years old. Anyone who calls you and wants personal information, says you have a warrant out or owe money – do not give them any information. Tell them to send information by mail, hang up and call back to whoever they said they were at the official number on their website. Even Googling the supposed 'company' and calling can lead your number to a false entity.

On a personal note, we support Sam and thank him for his service.

Sam is in the process of rebuilding his home which was lost in the tornado last year. He is doing the work and subcontracting himself, so if anyone has the time and/or muscle to help him out on the rebuilding note, please contact him! Sam's phone number is 931-698-5375 and is posted on our 'Contact List for Residents' sheet on the website. It can be found under Documents section.

**Events for 2025-** Reviewed event schedule and the new additions for 2025. The event schedule can be found on our website at [olehoa.com](http://olehoa.com).

The first event will be the **Easter Egg Hunt** which is scheduled for **Sunday, April 13<sup>th</sup> at 2pm**. This is an Open Gate Event, which means all are welcome in the Oak Lake and Glen Oaks community. Non-member attendees - Donations towards the event expenses are much appreciated!

We are asking for donations of candy and prize items for the children's prize baskets and raffles. Donation items can be left *in the bin* on the porch at 310 Revas Landing. (Please do not leave on the porch outside of the bin as there are naughty dogs that like to eat things!) We can have someone collect donations on April 6<sup>th</sup> or 7<sup>th</sup> if easier. Please email us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com) for pick up!

We also are asking for community volunteers for the event to prep (stuffing eggs), help at tables and organizing the kids, helping with raffles, as well with clean up afterwards. Please let Sandy know if you can help out and/or if you are dropping off donations so we can empty the bin daily!

**Trivia Tuesday** will be starting soon with the first go-round on **Tuesday, April 15<sup>th</sup>** and every 3<sup>rd</sup> Tuesday after that from April through October. Join a team at the park or bring your friends as a team! Always a good time - BYO coolers and snacks!

A couple of new events are:

**Third Thursday White Elephant Bingo** at the pavilion from May through October!

The idea of White Elephant Bingo is that players donate one (or more) items they do not need (candle you never burned, funny oddities around the house, cans of beans, whatever will fit in a brown lunch sack!) These will be stapled into a lunch bag and will serve as the random Bingo prizes! Let's see if this takes off...I know I have a few items or more to unload! Again, BYO coolers and snacks!

**Makers Market Artisan Showcase** is a new event suggested by several of our neighborhood artisans! From painting to woodworking, breadmaking to sewing, any crafty items all welcome...bring any talents you have and sell your wares! Kind of an open market idea! We will be advertising outside the community for good exposure and outside attendance...

On **Saturday March 29<sup>th</sup> from 5p-7p** there will be a **fund-raiser Chili Dinner** held at the pavilion by one of the neighbors to raise money to help her sister with cancer treatments and childcare. There will also be a silent auction. If you can make it out to support this event, she would so appreciate it!

And should you have anything to offer for the silent auction, that would be great too! Diana can be reached at 931-637-5030

Think that covers the meeting items. Feel free to email any questions and see y'all over the year!

Meeting Adjourned 7:45 p.m.