

Oak Lake Estates Homeowners Association

Annual HOA Meeting

March 27, 2024

6:30 to 8:30 p.m. UAW Meeting Hall

Attendees - 84

1. Board / ARC Introductions

- Election will be coming for next year for new Board Members. We voted in 2022 that elections be held every 3 years.
- Anyone can run for the Board positions who are a member of the HOA. Calls for nominations will go out later this summer, followed by ballots to be returned by December for 2025 Board.
- The Board consists of a minimum of 3 and maximum 7 members. Currently we have a full board of 7 members.

2. Membership

- Trying to increase new membership. Our HOA dues are very low compared to most HOAs.
- We have nine new members from 2023 home sales. Our approach is to meet the realtors when I see an open house and ensure they have correct HOA information for the buyers.
- We have lots of improvements to the lake and park for everyone. We feel improving the amenities will draw more membership.

3. Financials

- No significant changes in our expenses over the years with the exception of lawn maintenance which did have a cost increased about 12% over last year.
- Slight increase in insurance with pavilion and shed- still well within budget.
- Budget adjusted to reflect expenses of past 2 years.
- Receiving consistent income from new purchase transfer fees with DC Capital, averaging +/- \$3000 extra revenue per year
- Encouraging new members to join
- Appropriate collection of dues and late fees per policy
- We made one of our accounts an interest-bearing account.
- Purchased a storage shed for the lake area.
- Had a pavilion constructed in the park/lake area – voted on last year, largest financial expenditure in HOA history, largely due to last year's past dues collections producing surplus of over \$19,000
- Copies of the financials and the 2024 Budget were made available to attendees at the meeting and will be posted on the website.

Attendee questions:

Q – How profitable is the pavilion?

A – Rented it out four times at \$80 per 2 visits and \$30 per visit for shorter meetings. Not expensive to rent, intended for the HOA members use. It's not meant to be a "profit" venture.

Q – Can the Board put out the lawn maintenance for a bid to lower the costs?

A – Yes, we can; but we currently have a contract in place. We needed to find a replacement fairly quickly, and had two companies actively pursuing the contract. Going forward, we can consider putting it out for bid if we find the need to change the service.

4. 2023 HOA Accomplishments

- We have engaged a new legal firm, Jerry Bridenbaugh Law Firm in Columbia
- Revamped the web site, very informative for members.
- We are reviewing new policies, working on issues in the community as they arise.
- Attending County meetings in support of neighboring issues affecting us.
- Oversight of park construction project
- Open houses, welcoming committee
- Park cleanup, trimming, road maintenance, beaver control, burn piles... a lot of volunteer work being done! Huge thanks to all of our helpful neighbors!
- Events!

5. Park Improvements

- Pavilion completed; recognition sign up to thank those who contributed to the project.
- New storage shed. Storing event supplies, no personal resident information stored at park.
- Security lights and video on pavilion and shed.
- Big Oak Nature Trail- Certified National Wildlife Federation Wildlife Habitat trail blazed through our portion of the woods. Approx ¼ mile long with several switchbacks, great family trail. Orientations to trail on Saturday March 30th 10am

Upcoming Projects

- Dry Creek bed near front of park to divert standing water into the creek. Will be new focal point in park as well.
- Getting a bid on dredging the launch area to accommodate deeper launch for boats.

6. Policy Updates for Discussion

Regarding non-compliant structures:

- We have discussed with legal that when an additional structure is out of compliance and was not approved by the ARC council a “notice of nonconforming structure” can be filed with the county to the deed.
- In the interest of the subdivision aesthetics, ARC is trying to avoid the warehouse look and oversized buildings to maintain the integrity of the neighborhood.
- All new structures need to be submitted and approved by the ARC to ensure compliance with the CCRs in place.
- ARC is looking at possible variance to CCR guidelines or a Bylaws variance regarding the materials used in outside structures, but would require majority of votes to amend either

Rental (Short Term and Long Term Rentals):

- Last year, 71% responded to a survey to limit short-term rentals (such as VRBO, Air BNB, etc.). We do not want to tell homeowners what they can do with their homes with regards to rental opportunity; however, we are proposing an amendment that will limit any short-term rental tenants *to not be allowed* to use the HOA amenities, such as the lake and park. Short-term rental would be defined as 30 days or less.
- This would add a layer of protection for us from a liability standpoint, from short-term renters getting injured at the park or lake.
- It also may dissuade properties from being transient or vacation destination housing for short term renters visiting the area.

7. Community Concerns

- Due to recent increase in the number of strangers in the neighborhood, the HOA has decided not to post social event information except on the 'official' OLE web site. The social OLE page goes out to far beyond our subdivision and invites outsiders into our events.
- Recent vandalism –same 'tagging' seen in an adjacent neighborhood. Trespassing teens, lying about address, names – likely not from here
- The HOA will press formal charges here forward for vandalism of HOA common area property regardless of age of perpetrators.
- We need everyone's help to address perpetrators as they see them! If you SEE something, take a picture and SAY something!
- Traffic increase potential from new developments:
Should we request stop sign at Katelyn/Lakeway or Marilyn/Lakeway to slow/discourage through traffic on Lakeway?
Encourage traffic control on Greens Mill/Mahlon Moore with increased school traffic, new high school and increased population

Guest Speakers -

Sam Barnes, Elected official as 5th District Constable

- The Constable introduced himself and gave background on his capabilities
- "I do not work for the Sheriff; I answer to the County Commissioners, and the judicial judges of the county. I'm not paid; don't serve civil processes (divorce papers, etc.) As a Constable, I assist residents of the county in the 5th district. I live just outside the Oak Lake Estates neighborhood"
- Offered his number to attendees to call if they need him - 931-698-5375
- 27 yrs. of law enforcement
- 12 elected Constables in the Maury County
- TWRA enforces wildlife issues; he will refer wildlife questions to them
- Overall, Oak Lake is very safe; however, there are some issues under investigation.
- TN Criminal Trespass code – lake owners would have to post a "No Trespassing" sign to alert non-owners that they are trespassing on that property. Without the posted sign, law enforcement must have the home owner's input as to whether someone is trespassing or not, as consent is not known.
- He recommends you take video on your phones, if you think someone is trespassing on your neighbors' property or looks suspicious in any way.

Mike Cimorelli

- Neighborhood Watch presentation.
- Mike presented that he is interested in building a Neighborhood Watch group. Asked for anyone who is interested in joining the effort.

Post meeting follow up note: Mike will be hosting an initial Neighborhood Watch meeting at the pavilion on Tuesday, April 23 at 630pm

Brandon Nutt –District 5 County Commissioner

- In his 2nd year of a 4 yr. term Construction company owner
- Brandon encouraged everyone to attend the County Commissioner meetings to have your voice and concerns heard. We can also ask to be placed on the Agenda
- Meetings to attend:
 - County Planning Commission Meetings – First Monday of Month @ 430
 - Safety Meetings – first Tuesday of Month @ 430
 - County Commissioners Meetings – Third Monday of month @ 630
- Should we?
 - Request stop sign at Katelyn/Lakeway or Marilyn/Lakeway
 - Encourage traffic control - Greens Mill/Mahlon Moore with school traffic

Attendee:

Q – Why do we not have more traffic studies done with all this new construction?

A - Zoning and Planning Committee; developers must go through the committee when they propose a new development, and this includes traffic studies.

Committee members are appointed by the mayor.

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Meeting Adjourned 8:22 p.m.