

Minutes of Oak Ridge Homeowner's Association

Annual Meeting: January 21, 2014

The meeting was called to order at 7:10 PM by Bob Roepke-President

Those in attendance were:

Terry Thigpen-Property Management

Joey- Prop Mgmt Asst

Bob Roepke -President- Unit 28

Vince Marino -Vice President- Unit 27

Linda White -Secretary- Unit 18

Scott Goddard- Unit 17

Irene Erion - Unit 8

Donna West- Unit 6

Scott Simpson- Unit 19

Also had 3 Proxy Statements

- Minutes from meeting held on 1/30/13 were reviewed and approved.
- Reviewed and approved 2013 actual cash flow, income and expenses
- Reviewed and approved 2014 Proposed Budget
- It was noted that the HOA Money Market acct has \$28,673.35 as our reserve.
- Total delinquencies, \$2775.00, were reviewed. Four units were listed as delinquent.
- The Insurance changes were discussed, whereas master policy now has "replacement cost" coverage which will allow more lenders to approve Oakridge Condo mortgage loans. This change resulted in increase of premium which was noted in the 2014 Budget. Recent sales were reviewed.
- Joey showed us the website for our condo association: [www.oakridgebcs.com](http://www.oakridgebcs.com)
- Maintenance Issues: It was mentioned we may need to repair the roof gutters on bldg. 1 & 2 where the roof line is not even. Some of the fences may need attention due to shifting and hardware becoming loose. Also tenants are parking on grass and we will need to get barriers placed there.

- New business discussion: In regard to the recent sewage backup problems at building 1, it was recommended that a letter be mailed to residents and owners with instructions NOT to flush anything that is NOT supposed to be flushed. Joey will prepare that letter and get them to owners and residents.

- Election of officers- It was voted to maintain the same officers as 2013. All approved:

President- Robert Roepke

Vice Pres- Vince Marino

Secretary- Linda White

Meeting adjourned at 8:15 PM