

Minutes of Oak Ridge Homeowner's Association Meeting

Annual Meeting Date: January 27, 2015

The meeting was called to order at 7:00 PM by Bob Roepke-President

Those in attendance were:

Terry Thigpen-Property Management

Bob Roepke -President- Unit 28

Vince Marino -Vice President- Unit 27

Linda White -Secretary- Unit 18

Jeff Lee- Unit 13

John Deegan- Unit 20

Irene Erion - Unit 8

Donna West- Unit 6

Scott Simpson- Unit 19

John & Linda Litton- Unit 10

Jim Sontag- Unit 23

Creighton Franklin- Unit 2

No Proxy Statements

- Minutes from meeting held on 1/21/14 were reviewed and approved.
- Total delinquencies, \$1,350, were reviewed. Two units were listed as delinquent.
- Reviewed and approved 2014 actual cash flow, income and expenses
- Reviewed 2015 Proposed Budget. It was voted to add \$1000 to Lawn Maintenance for watering of grass. 2015 Budget was approved with the additional \$1000.
- It was noted that the HOA Money Market account has \$32,014.70 as our reserve.
- The Insurance master policy was reviewed and Terry Thigpen explained the current annual premium is \$6,338.67 (a reduction from previous year) and because we financed the premium with the insurer, we paid \$1,467.73 down and 10 equal payments of \$530.51 monthly which includes 19% interest charges.

- The unit sales history was reviewed, from low of \$74,000 to high of \$83,000.

- Maintenance Issues: - It was mentioned that service requests can be made at: www.oakridgebcs.com and Service Request Forms were available. It was asked that anyone with service issues report them.

- New business discussion: 1) In regard Realtor Signs on property when a unit is up for sale, we have asked management , Terry Thigpen, to contact the Realtors to designate a specific area for those signs and allow only 1 sign per Realty Co on premises. 2) In regard to non-residents who park in our parking lot and are actually Windsor HOA residents or guests, we have asked Terry to contact the Windsor HOA management to request the access gate be fenced up so those violators will stop parking in our parking lot instead of their own parking lot. Terry will update us after he contacts them. 3) In regard to the ongoing gutter drainage problems at unit 2, Terry said he will try to find other options we can consider to resolve that issue and have the gutters that were damaged by a plumbers truck repaired ASAP.

- Election of officers- It was voted to maintain the same officers as 2014. All approved:

President- Robert Roepke

Vice Pres- Vince Marino

Secretary- Linda White

Meeting adjourned at 8:00 PM