

Minutes of Oakridge Homeowner's Association Meeting

Annual Meeting Date: January 26, 2016

The meeting was called to order at 6:40 by Bob Roepke-President

Those in attendance were:

Terry Thigpen- Property Management

Bob Walker- Property Management

Bob Roepke- President- Unit 28

Vince Marino- Vice President- Unit 27

Linda White- Secretary- Unit 18

John & Linda Litton- Unit 10

Laura Walker- Unit 5

Scott Simpson- Unit 19

Irene Erion- Unit 8

Donna West- Unit 6

Steve Browder- Unit 9

Creighton Franklin- Unit 2

Also 2 signed proxy docs were received from: Jules Blackmon-Unit 4 & Jerome T. Weber- unit 11

Minutes from meeting held on 1/27/15 were reviewed and approved

Total delinquencies of \$575 were reviewed. Only one unit is listed as currently delinquent

Reviewed income & cash flow of 2015 and Terry Thigpen noted & explained the extra expenses incurred

Reviewed 2016 proposed budget and it was approved

Reviewed 2015 unit sales prices from low of \$72,000 to high of \$79,250

It was noted that our current balance in our HOA money market account is \$35,781.32

Voted on the proposed amendment to our HOA Bylaws to change the current number of Board of Directors from 3 to 5. Approved by all present at meeting and 3 signed proxy votes. The 5 unit owners that volunteered to serve are: Bob Roepke- Unit 28, Vince Marino- Unit 27, Laura Walker- Unit 5, John Litton- Unit 10 & Creighton Franklin- Unit 2

It was voted and approved to increase current HOA dues from \$115 monthly to \$125 monthly effective March 1, 2016 and notices will be mailed immediately to all unit owners of this increase.

Discussion of new business included:

Having building 1 foundation repairs in 2011 inspected (just to be sure no more foundation issues before the roof repairs are done and also because this repair has a lifetime warranty) - assigned to Bob Walker

Repair of building 1 roof (replaced in 2009, but needing repair due to foundation repairs) and total replacement of roofs on building 2 & 3. It was agreed to go to 30 year shingle (instead of 25 year) for the small cost difference- Bob Walker was asked to get written bids and board will meet again

Getting the broken sewage cap in front of unit #6 repaired/replaced- assigned to Bob Walker

Requesting a solution to the protection of the new drain & gutter way installed at unit 2 because vehicles have been driving over them and causing damage. It was suggested large stones be placed there to prevent this. The management and board will continue to seek a resolution to this problem

Requesting needed tree trimming and loss of trees on property and landscaping improvements, it was agreed that we should plant trees on property and try a grass spraying system and new plants/shrubs in the areas that are bare and removing the dead plants/shrubs- assigned to Bob Walker

Requested new stripping for our parking lots and since we have the machine to do it ourselves, we can plan this, but first must set a date and notify unit owners when this will occur as parking will be disrupted- assigned to Bob Walker

Requested additional security & night lighting on property and follow up on the request to city to repair/replace the street light (at Barak & Oakridge) that has been out- assigned to Bob Walker

Requested to follow up with city on replacement of the dumpster next to Unit 20 that has severe corrosion and large holes at bottom- assigned to Bob Walker

Discussion about the non-resident parking on premises (especially on High School game nights) and possibly contracting with a wrecker service to put signage on property that those violators will be towed. Bob Walker will check on this as a possible solution without ramifications to unit owners.

Meeting adjourned at 7:45 PM

**\*\* Immediately after the HOA meeting the newly elected Board of Directors had a meeting \*\***