

## Oakridge Condominium HOA Meeting January 21, 2020

Minutes of the Oakridge Condominium HOA meeting were recorded by Donna West, secretary/board member.

The meeting was called to order at 6:05pm by John Litton, President  
Quorum was present with four (4) board members present.

Those in attendance were:

John Litton - Unit #10  
Linda Litton - Unit #10  
Vince Marino - Unit #27  
Irene Erion - Unit #8  
Steve Browder - Unit #9  
Bob Roepke – Unit #28  
Donna West – Unit #6  
Stephanie – Unit #23  
Resident – Unit #23  
Shana Childers – Unit 22  
Terry Thigpen – Property Management  
signed Proxy from Burnadette Mares – Unit #1

Motion to dismiss reading of 2019 minutes by John Litton, and seconded by Vince Marino and Bob Roepke.

Completed projects include:

- 1) Nine (9) fences repaired/replaced.
- 2) All fences pressure washed and stained.
- 3) Sign was removed and replaced with Bermuda grass.
- 4) Small live oak planted next to Unit #1.
- 5) Large dead oak tree by dumpster between buildings #1 & #2 was removed.
- 6) Letter to owners specifying two (2) parking spaces per unit was issued with letter showing which spaces were to be marked (from 2018).

Financial report reviewed by Terry Thigpen:

- 1) HOA dues have been collected from all homeowners (no delinquent accounts).
- 2) All expenses have been paid on time.
- 3) Excessive BTU bill (water) to be examined for cause/issue.
- 4) Expenditures not budgeted in 2019 to be assigned to reserve account.

2020 budget was reviewed and approved. There was no motion to increase dues.

New Business:

- 1) Determine cause of excessive BTU bills and correct.
- 2) Work with Oakridge Condominiums #2 to help resolve with dumpster issues and possible fines.
- 3) Complete plumbing repairs to clean out Building #2 and paint. Determine location and mark clean-out for Building #3.
- 4) Fill dirt needed for erosion problem behind electrical blind for Building #2.
- 5) Review current existing Oakridge Occupancy Restriction Bylaws and Declarations as they relate to hotel/transient/partial lease agreements and any new laws. Notify owners of this by-law and/or any changes if they apply.

Motion to adjourn meeting at 6:45pm was made by John Litton and seconded by Bob Roepke.