

Oakridge Condominium HOA Meeting February 9, 2021

Minutes recorded by Donna West, secretary/board member

The meeting was held via Zoom with limited attendance due to COVID-19 restrictions.

The Meeting was called to order at 6:02pm by John Litton, President.

Those in attendance were:

Johnathan Baird - (Zoom) Unit #14
Steve Browder - Unit #9)
Shana Childers - (Zoom) Unit #22
John Litton - Unit #10
Tony Meyers - Property Management
Safia Naqi - (Zoom) Unit #3
Jordan Nix - Property Management
Scott Simpson - (Zoom) Unit #19
Terry Thigpen - (Zoom) Property Management
Donna West - Unit #6
(signed Proxy from) Bob Roepke - Unit #28

Motion to dismiss reading of 2020 minutes by John Litton, and seconded by Steve Browder.

Financial Report review by Toni Meyers:

- 1) HOA dues collected from all homeowners (1 delinquent account)
- 2) Funds from delinquent account applied to 2021 budget and will be placed back in reserve when collected
- 3) All expenses have been paid on time
- 4) Emphasis placed on reserves back-up to (pre-hail storm) level
- 5) Monthly HOA dues will increase from \$135.00 to \$150.00/month effective April 1, 2021, as per letter sent to all owners October 2020. Increase will be applied to Reserves,

2021 Budget approved with no objections.

Completed Projects:

- 1) BTU Water bill has been monitored and remains stable
- 2) Erosion issues around A/C units Building #2 completed in January
- 3) Attorney letter notifying owners that hotel/transient/partial leases are not permitted in By-laws mailed to owners
- 4) Main Breaker for Unit #11 replaced
- 5) No "improvement projects" were approved or funded

New Business:

- 1) Determine location of Building #3 sewer clean out if possible
- 2) Install numbers and street name on electrical blind Building #1
- 3) Receive two (2) quotes from other insurance companies
- 4) Revisit budget reserve funds in fall 2021 for feasibility to proceed with some fascia repairs and obtain estimate

- 5) Obtain estimates to clean gutters and/or replace leaf guards where needed
- 6) Ensure e-mails/texts are being received/delivered
- 7) Complete A/C roof water diverter repair unit #8

Election/Reinstatement of Officers and Directors

- Current VP Vince Marino (20 years of serving) request to retire from board
- Motion by John Litton to elect Steve Browder who is currently Director-at-large to Vice President and filling the Director-at-Large position with Shana Childers. Approved by all members.
- Motion by John Litton to re-instate remaining board members. Approved by all.

Motion to adjourn meeting at 7:04pm was made by John Litton and seconded by Steve Browder.

-