

Oakhurst Minutes

Annual HOA

October 18, 2018

Secretary, Theresa Drexler called the meeting to order at 6:55PM at Chancey Elementary School.

Present: Pam Shafer, President

Theresa Drexler, Secretary

Janet Brock, Vice-president

Brian Benvie, Member at Large

Ray Clark, Treasurer

Melinda Eaton – Cornerstone Manager

Ted White – Cornerstone Manager

It was established that a quorum was met.

Introduction of Board members

Waste Management – Discussion of the costs charged by Waste Management and the exploration of costs of other companies for comparison.

Library Book Exchange Box – a decorative box would be placed at the Oakfield Basin for residents to leave/take books to read. While there was not much interest, residents in attendance would not oppose its placement.

Light Boxes at Entrance- Pam led a discussion about have the boxes enclosed in stone for esthetic purposes. Andrea Veach proposed that it was not a Board decision, but a neighborhood decision. Jim Bauman suggested that if Andrea, or anyone else had a suggestion, they should send it to the Board.

General Maintenance - Pam reminded everyone that many fences and other maintenance items need to be taken care of in the neighborhood. If for some reason the homeowner cannot take care of this himself, to call the Board and explain.

Street Parking- Automobiles are allowed to park on the street, but not blocking driveways (or mailboxes) of neighbors. Mr. Bond explained the difficulty of turning onto Wooded Oak because of a red truck that is always parked at the corner. It was also mentioned that cars in driveways sometimes hang over onto the sidewalks, making it difficult for those who like to walk the neighborhood. Infractions on parking can also be reported to 311.

Noise Complaints – This is a noise ordinance. Officer Christina Hill stated that 11PM is the cut off and after that, 311 should be called as the HOA cannot enforce this.

Snow Removal – Prices have increased. Complaints about Cul-de sacs not having snow removal. Theresa explained the snow policy and the difficulty of snow removal in the cul-de-sacs. The Board will further discuss this and try to find a solution.

Stop Signs – Some of our stop signs are old and in need of replacement. Melinda Eaton is working on this. Mr. Bond requested a stop sign at Wooded Oak. It was also suggested that maybe white signs could be painted on the streets. This is a public works decision. It was suggested the reflective strips be added to the poles of the signs. Pam explained how the city does assessments before any signs can be approved or replaced. Melinda will continue to work on this.

Drainage Basins- Pam reminded everyone that these are not dumping sites.

Trees on Easements on Murphy Lane - Even though these are on easements, the area between the sidewalk and the street, their care and maintenance is the responsibility of the homeowner. If a homeowner removes a tree it must be replaced within a year.

Distressed Trees at the front entrance. - They are being watched closely and treated in the spring.

Speed Humps – request have been made to place them on Oakbrook and on Cronin Dr. This needs signatures of residents on those streets only if public works deems the humps are necessary. Mr. Matthews explained why Oakbrook would never qualify for Speed Humps.

Discussion of whether the speed humps are really effective as speeders continue over the humps and complaints about speeding school buses in the neighborhood.

The budget for 2019 will reflect a line item for police patrol in the neighborhood to control speeding.

Budget- A handout of the budget was given out at the meeting. Annual dues are being increased by 5 % as allowed per our documents. Pam noted there has not been an increase in annual dues in 5 years, and costs have gone up and there are some capital projects that need to be done. Also there was a line added in the budget for police patrol, and landscaping was increased.

One homeowner, a CPA, complimented the Board on a well thought out budget and future planning. That is always nice to hear.

Accounts Receivable – \$9534 owed. 10 on the receivables, of that 2 are in foreclosures, 1 small claims court action has been filed, 2 are on payment plans and 5 owe for this year only.

NEW BUSINESS – **Andrea Veach addressed the meeting about e-polling and information on how to do this. She also discussed the placement of garbage cans and suggested that residents find a way to hide their garbage cans in order to make the neighborhood to look**

tidier. She also suggested a timeline for placement, no sooner than 24 hours before pickup, and removal within 24 hours after pickup.

There was also a question about people who cut their grass and leave the debris on the sidewalk and in the street. Unfortunately the HOA can do nothing about this. It is just common courtesy for the neighbors and pride in their own property.

Guidelines- In December the management company will send out a guideline and reminder of responsibilities by the homeowners. Also a guideline of when 311 would be called. This will be included in the December mailing with the annual dues notice.

Elections- Only two positions were open on the Board. Andrea Veach had asked to be on the ballot. However withdrew her name before voting. No one expressed interest in running, so by majority vote of the attendees, Brian Benvie and Janet Brock were re-elected to the Board for another 2 year term.

The Halloween Basket – Melinda Eaton drew the name and the winner was Mr. Bond.

Theresa Drexler, Secretary