

**OAK RIVER BOARD MEETING MINUTES**  
**6/20/2022**

Present: John Dorazio, Sandy Bera, Mariana Ludeman, Dave Lancaster, Bob Urwiller, Bruce Bigler, Mike Therrian

Absent: Tammy Schick, Usha Balla

The meeting was called to order at 7:20 PM

**Miscellaneous:**

- Review of the Minutes from 4/25/22 Board Meeting – motion to approve minutes by Dave, seconded by Mike
- Resident requested information regarding an AirBnB rental of their home. John sent an email to our attorney, Dennis Alberts for guidance. **ATTORNEY & BOARD CONCLUSION: AirBnB rentals are a code violation in the City of Troy.** (As it turns out the resident was only asking a question and had no intention of renting their home but we now have the correct information for future reference.)
- Letter from a resident asking about landscape guidelines – we can provide guidelines but cannot enforce them – the City of Troy has to be notified and they will view the property in question and, if warranted, send a letter to the homeowner (8" height for grass according to the City)

*Dave approved  
John seconded*

**Treasurer's Report - Mariana**

- Duplicate dues payment for 4937 Moonglow Drive (from Title Company) will be returned
- There are currently 24 residents with unpaid dues – an updated statement will be sent out adding a 7% late fee (\$13.02)
- Profit & Loss and Balance Sheet reviewed and approved

**Architectural Committee – John/Mike/Bruce/Dave**

- A letter was received from a resident regarding cutting of commons area behind home

**Entertainment & Facebook – Tammy (absent)**

- Plans for the Subdivision Picnic/Annual Meeting being held on 9/11/22 will be organized by Tammy and others interested in helping

**Maintenance – Usha (absent)/Bob/Mike/John**

- Patrick Lawn & Maintenance submitted an invoice for payment – the Board would like Usha to speak with them regarding their work on entrances and cul-de-sacs – weeding was questionable before mulch was put down – Preen was used but the weeds should have been pulled – invoice is being held for payment until further notice
- We will get a quote from Patrick's regarding trimming of trees by the bridge
- TruGreen did early and late fertilization, spring clean-up and edging – grass cutting will be 2x a month during July and August rather than weekly
- Joshua Tree – no report
- Zero's Lighting – no report
- Homeowners are responsible for overgrowth impeding sidewalks – Mike will speak with Usha

- RE 5-year plan to build a walking trail in the commons area – this will be brought up at the annual meeting for resident feedback – it may require an assessment

**Bridge & Dam Maintenance – John**

- John requested the Board Members walk over to the bridge and look for cracks before the bond expires

**Webmaster – Usha (absent) – NO REPORT**

**Welcoming Committee – Sandy**

- 4913 Rivers Edge will be moving soon
- Moonglow – 1 sold – 1 for sale – 1 getting ready to sell (Teresa Semany has the welcome gifts ready to be distributed)

The next Board Meeting will be 8/16/2022 at 7 PM – Bruce’s home (2337 Deerpath Ct.)

The Board Meeting adjourned at 8:40 PM – approved by John, seconded by Mike.

Minutes submitted by Sandy Bera