

Oak River Subdivision Board & Annual Meeting Minutes From 9/12/2021

Present: Brian C. Kemp, John D’Orazio, Dave Lancaster, Tammy Schick, Mike Therrian, Mariana Ludeman, Usha Balla, and Bob Urwiller. About 20 residents present as well.

Absent: Bruce Bigler

Call to Order: 6:19 pm

Review of Minutes from 7/26/2021 Board Meeting. Motion to approve minutes by Brian and seconded by Dave.

Treasurer's Report –

- Maintenance & Repair slightly over budget. Lot of rain necessitated a couple of extra cuts.
- No expenses regarding bridge, sprinklers or lighting.
- Everything else at or below budget.

Architectural & Dam –

- Review of Dam story. Great Success. Only one person has not paid the dam assessment.
- Reviewed all costs and expenses. Came in \$6,042.33 below budget.
- HOA credit in 2022. Annual dues will be \$186 instead of \$212.
- The total construction came in at budget. Contractor went up and beyond expectations. Road cost & surety bond. Poured extra concrete and repaired small cracks and brush removal. Did approximately ten items without add ons.

Insurance –

- Vested risk broker – confirmed we have D&O & commons insurance.
- \$2 million aggregate & \$1 million occurrence.

Entertainment –

- Thanks to Tammy for organizing the picnic. Great job!!
- Thinking about a Halloween party.
- Tammy always needs help.

Maintenance –

- Patrick Lawrence on entrance ways. So far so good. Usha met with him recently.
- Trugreen cuts the commons area. 2 extra mowings.
- Holiday lighting update. “Kick it up a little bit.”
- Irrigation out front by Long Lake.
- Tree update. Need to call Joshua tree. Red oak trees are dying. White oak trees as well.

Webmaster –

- Lots of info on the website.
- Shout out to Sri for help.

Welcome Committee –

- Need help on the welcoming committee.
- Noreen, Rose, Bill, Sandy, Kat, and Theresa volunteered.

Miscellaneous –

- Need new Board Members. Three year terms.
- Mike spoke about the need for new members and duties and responsibilities.

Motion to move Annual Meetings to after picnic for now on. Moved by John and seconded by Dave.

Next board meeting is set for 1/24/2022 at 7 pm EST.

Board meeting adjourned at 7:00 pm. Motion to adjourn by Brian and seconded by Dave.