

OAK RIVER BOARD MEETING MINUTES
4/25/2022

Present: John Dorazio, Sandy Bera, Mariana Ludeman, Tammy Schick, Usha Balla, Dave Lancaster, Bob Urwiller, Mike Therrian
Absent: Bruce Bigler

The meeting was called to order at 7 PM.

Miscellaneous:

- Review of the Minutes from 2/21/22 Board Meeting - motion to approve minutes by Dave, seconded by Tammy
- Dues and letter have been mailed
- One home at 4912 Moonglow just sold – Mariana will follow-up with the realtor at Berkshire Hathaway regarding money owed to Oak River at closing (Devonshire Title Agency is doing the closing)
- John is requesting someone besides him check emails
- Research will be done for online dues payments in 2023 – possibly using Zelle – three payment options will include: personal checks, bank transfers, Zelle
- If there is any available money, beautification of entryways and/or berms may happen in the Fall (possibly pumpkins, corn stalks and mums) – Sandy will be in charge

Treasurer's Report – Mariana

- Profit & Loss Statement and Balance Sheet were reviewed and approved
- There have been two bank deposits, a third will be this week with HOA dues. Final date for dues to be paid is 5/15/22. A 7.5% penalty will be assessed for dues after this date
- On P&L Statement an adjustment for Lawn Maintenance will be updated to \$16,071.39. Under Office Expenses, Printing and Copy Expense will be changed to Printer
- We still need resident information for the resident files

Architectural Committee – John/Mike/Bruce/Dave

- Discussion regarding deck, patio, and pool for 4830 Riverchase – this property happens to be in a flood zone
- Permits will be needed from the City of Troy & EGLE
- A row of trees/arborvitae may be planted and could block the view for surrounding neighbors – a request for the homeowner to ask immediate neighbors for approval was suggested

Entertainment & Facebook – Tammy

- Tammy will contact Summer Nagarah regarding joining the Entertainment Committee
- Tammy would like to consider doing a 'block party' to get to know your neighbors
- As well as a Halloween Party this year
- She attempted to get food trucks again with no success

Maintenance – Usha/Bob/Mike/John

- Bob reported:
 - Paperwork for Patrick Lawn to provide entrance and island services were signed
 - TruGreen will again provide lawn mowing and fertilization services

- Joshua Tree Service has taken care of tree removal from a wind storm where a tree in the commons area fell into a residents yard
 - Goose Busters has been hired
- Mike reported:
 - No report on Zero's Lighting
 - Chris Smith installed new lighting at the entrance off of Long Lake
 - The irrigation system will be checked for leaks and will only go on once a week – most likely on Sundays
- John requested discussion on a walking trail in the commons area – the Board approved looking into this

Bridge & Dam Maintenance – John

- The 2-year warranty bond expires in ten months – the Board should walk over to the dam and look for cracks during the low water season (before the bond expires)

Webmaster – Usha

- A password may be needed for the Board to access meeting agendas, minutes and financial reports from the website

Welcoming Committee – Sandy

- All new residents have been given Oak River information and a welcome gift

The next Board Meeting will be 6/20/22 at 7 PM EST – Sandy's house (4672 Pier Court)

The Board Meeting adjourned at approximately 9 PM.

Minutes submitted by Sandy Bera