

OAK RIVER BOARD ANNUAL MEETING MINUTES
9/22/2024

Board Members Present: John D’Orazio, Mariana Ludeman, Sandy Bera, Joe McLaine, Bruce Bigler, Tammy Schick, Amy Weise

Absent: Mike Lotito, Bill Jue and Bob Urwiller

The meeting was called to order at 5:02 PM at the home of Amy Weise [Immediately following the Community Ice Cream Social event – in lieu of Community Picnic]

Secretary Minutes: (Amy)

- A motion was made to approve the minutes by Joe and seconded by Tammy.

Board and committee positions include:

	<u>Board Term</u>	
President: Joe McLaine	2026	Insurance & Architectural Control Committees
Vice President: Sandy Bera	2024	Welcoming & Insurance Committees
Secretary: Amy Weise	2026	
Treasurer: Mike Lotito	2027	Insurance
Mariana Ludeman	2026	Social Media & Entertainment Committees
Bruce Bigler	2024	Insurance & Architectural Control Committees
Tammy Schick	2026	Entertainment & Social Media Committees
Bill Jue	2025	Landscaping & Welcome Committees
Bob Urwiller	2024	Landscaping, Mowing, Fertilizing, Trees Committees

John D’Orazio will continue to attend the Board Meetings as an Advisor through March 31, 2025.

Treasurer’s Report: (Mariana – Transitioning to Mike Lotito)

- Negative balance for the year
- Annual Dues will increase to \$245/Household starting in 2025 (max 5% per year).
- More than a dozen households with unpaid dues for 2024; late fees applied after September. Joe will organize a door-to-door campaign in October, with updated invoices, followed up with pursuing liens for any that remain unpaid.
- Bill Jue will confirm with the City of Troy for any water bill(s), which should be mailed to our PO Box. Bill will also confirm with the City of Troy for removal of water meter at end of season (no need for us to “winterize”).

Architectural Committee: (Joe/Bruce/Mariana/Sandy)

- Homeowners requested pool installation-Members voted to approve pool installation with required fencing and existing Community guidelines.
- Updated homeowners regarding car break-ins/Safety in the neighborhood.
- Several tree limbs are hanging and obstructing sidewalks/Right-of-Way; homeowners will be notified of responsibilities and Troy Code Enforcement will be notified of non-compliance

Entertainment Committee: (Tammy/Mariana)

- Halloween Party will be scheduled for Saturday, October 19th at Mariana’s house (3-5pm).

Landscaping, Mowing, Fertilizing: (Bob/Bill)

- Pricing has increased substantially on these items for 2024/25. The total cost could be approximately 70% of our total budget due to more acreage being mowed
- Mike will contact landscapers to compare bids for better maintenance of plantings at entrances
- Considering locking in price for 2 years with Patrick Pulte for grass cutting.
- Current cost includes fertilizing, weed control, spring and fall clean up, mowing

Website:

- There was no report at this meeting.

Welcoming: (Bill/Sandy)

- Discussed entrance lighting for the Holidays

The next Board meeting will be in December – details TBD.

To increase Community Involvement, we will hold another Annual Meeting at the Troy Community Center/Troy Public Library in Q1/2025.

A motion to adjourn the meeting was made by Joe and seconded by consensus at 6:10pm.

Minutes submitted by Amy Weise.