

OAK RIVER BOARD MEETING MINUTES
3/18/2024

Board Members Present: John D’Orazio, Bob Urwiller, Bill Jue, Mariana Ludeman, Sandy Bera, Joe McLaine

Absent: Ramy Mando, Amy Weise, Bruce Bigler, Tammy Schick

The meeting was called to order at 7:20 PM at the home of Mariana Ludeman.

Secretary Minutes: (Sandy)

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

Board and committee positions were approved:

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

John D’Orazio will continue to attend the 2024 board meetings and act as a historian through March 31, 2025.

Treasurer’s Report: (Mariana)

- The Board reviewed the 2023/24 budgets by line item, highlighting those with cost increases.
- The Board assembled the 2024/25 budget by line items. Mariana will put it into a spreadsheet for review at the next Board Meeting.
- There remains only two delinquent 2023/24 dues payments. An invoice was mailed to the O’Donnell’s at their request.
- 2024/25 invoices have been distributed to Joe, John, Bill, Bob and Sandy for stuffing and mailing. The envelope will include the invoice, Zelle payment information, Landscape Guidelines and will be mailed by 4/1/24. Joe will distribute a Zelle sticker to be placed on 35% of the invoices mailed without the Zelle letter.
- There was a dues increase of 5% bringing the total dues to \$233/year.
- Mariana submitted the HOA’s QuickBooks history for the IRS tax returns to our accountant for 2021/22 and 2022/23. On 3/15/2024 our accountant submitted the ORSA tax return to the IRS. Hopefully there will not be a penalty resulting from the IRS for the late submission.
- The lien was removed from 2304 Oak River Court.

Architectural Committee: (Joe/Bruce/Ramy)

- There was no report at this meeting.

Entertainment Committee: (Tammy/Mariana)

- There was no report at this meeting.

Landscaping, Mowing, Fertilizing: (Bob/Bill)

- Bob assembled a spread sheet for discussion of the costs. All have risen.
- Bob is checking into several different scenarios and will get back to us.
- Bill is in charge of cul-de-sacs and entryways and is collaborating with Bob for possibly the same vendor to do everything.
- Pricing has increased substantially on these items for 2024/25. The total cost could be approximately 70% of our total budget.

Website:

- There was no report at this meeting.

Welcome: (Teresa Semany/Bill/Sandy)

- No activity

John placed Joe McLaine's name in nomination for President for a term of one year. In favor votes recorded from John, Sandy, Mariana, Bob, Bill and Tammy voted by proxy.

The next meeting will be at Sandy's home (4672 Pier Court) on Monday, May 6, 2024. The time will be changed to 7:30 PM to accommodate Ramy's schedule.

A motion to adjourn the meeting was made by Mariana and seconded by Sandy at 9:15 PM.

Minutes submitted by Sandy Bera for Amy Weise.