

Oak River Subdivision Board Meeting Minutes From 2/22/2021

Present: Brian C. Kemp, John D'Orazio, Dave Lancaster, Usha Balla, Tammy Schick, Dorothy Shetler, Mike Therrian, and Bob Urwiller as a guest.

Absent: Bruce Bigler

Call to Order: 7:07 pm

Review of Minutes from 1/25/2021 Board Meeting. Motion to approve minutes by John and seconded by Dave.

Treasurers Report –

- 16 homeowners that still owe the dam assessment.
- Dorothy to email out past due invoices again.
- Everything else is normal bills.
- Adobe bill did double in cost.
- Members to knock on doors to collect assessment.
- Mehta lien still on.
- Need to review and discuss budget for 2021 – 22. PO Box increase, monthly adobe change, and possible increase to holiday lights.
- First invoices for Trojan should arrive by the end of February.
- John, Fritz & Dave have reviewed the work so far and it looks good.

Architectural & Dam –

- John Green & Sri want to do an add-on to our dam permit in order to add rip rap around their property along the river.
- Discussed pros & cons of doing so. Focused on liability, possible delay, and increased restoration costs. Determined it was too late.

**** VOTE ****

Motion to proceed without modification of existing permit. Yes – 7 No – 0. Unanimous. Motion passed.

- Trojan moving along and everything is going great.

Entertainment –

- No report by Tammy

Maintenance –

- John to attempt to negotiate contract with Trugreen. Pulte is willing to quote with commons. His quote is lower than Trugreen & C. Eddy's combined. Pulte is \$4k cheaper for both cul de sacs

and commons area. John not sure if Pulte's quote is apples to apples to Trugreen's and using the same equipment.

- Mike to call Zarro about holiday decorations. Lights to come down this week. Will also talk about next three years contract and "upping our presentation."
- C. Eddy contract is good.

Gmail Account –

- No access to email address. Jay not forwarding. Not getting mortgage requests.
- Need to change email address. Usha to do that.

Webmaster –

- Pictures updated on website.
- Linked it differently and changed font.

Annual Meeting –

- John wants to delay annual meeting till October so we can possibly meet in person.
- John will draft a letter to give homeowners update on the dam project and notify them of a later annual board meeting date.

**** Vote ****

John motioned to submit Bob Urwiller to be voted onto the Board. Yes – 7 No – 0. Unanimous. Motioned passed.

Next board meeting set for 3/29/2021 at 7 pm EST via conference call. Need to work on budgets.

Board meeting adjourned at 8:12 pm. Motion to adjourn by John and seconded by Mike.