

OAK RIVER BOARD MEETING MINUTES
8/15/2022

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

The meeting was called to order at approximately 7:20 PM.

Miscellaneous:

- Review of the Minutes from 6/20/2022 Board Meeting – motion to approve minutes by Dave, seconded by John.

Treasurer’s Report – Mariana

- Profit & Loss Statement, Balance Sheet reviewed
- There are still 20 residents with unpaid dues
 - 7% late fee will be assessed for residents past due 90 days. Mariana will generate updated invoices and mail to those residents that are delinquent. There are 5 residents without e-mail address
 - John will send an email out to those that are unpaid requesting payment of dues. Marianna to provide John with a Microsoft Excel residence file.
 - If the email and invoice mailing does not work, John will organize teams to start knocking on doors to collect HOA delinquent dues and Mariana will update QuickBooks.
- Mariana researched electronic dues payments as an option and provided information on Zelle. After much discussion and speaking with another HOA who uses Zelle, a vote was taken allowing residents to pay their HOA dues by Zelle as an option. YES – 9 / NO – 0
- The domain maintenance invoice for the website will be paid up for five years
- A vote was taken to raise 2023-2024 HOA dues 7% to \$226.00. Yes-9 / No - 0

Architectural Committee – John/Mike/Bruce/Dave

- No report

Insurance Committee – John/Bruce/Dave

- D&O bill has been paid and we are waiting for liability insurance bill due 9/1/2022. The liability insurance has increased 19% and John is working with Vested Risk Strategies to reduce the increase. The D&O insurance remains the same as last year.

Entertainment & Facebook – Tammy

- The picnic is planned for 9/11/2022 from 4-7 PM – followed by the Annual Meeting
 - Pricing for tent/chairs has gone up from \$300 to \$950
 - Food is being looked into since HIPPO DOGS is being sold
 - Once plans are confirmed an email blast announcing the picnic will go out by Usha
 - Banners will be placed at each entrance
- Halloween Party
 - Location will be at Mariana’s home
 - Date to be determined in October

Maintenance – Usha/Bob/Mike/John

- Usha reported that Patrick's came back and made adjustments to the cul-de-sac and entrance maintenance
 - It was noted there are dead shrubs at the entrances off of Coolidge – Mike and Sandy will remove them
- Bob reported that we're waiting for the TruGreen invoice for mowing and fertilization
- Bob reported that Joshua Tree was called regarding some work to be done
- Mike has no report for Zoro's Lighting
- Mike reported the backflow report for the city was done and sprinklers are scheduled 3 times a week
- John discussed the 5-year plan for the commons area – signage for the commons area will read "OAK RIVER PRIVATE PROPERTY – NATURAL AREA – TO IMPROVE WILDLIFE HABITAT AND WATER QUALITY"

Bridge & Dam Maintenance – John

- Bob and John both walked down by the bridge – it was overgrown and several limbs were cut by John to make it easier to cross the bridge

Webmaster – Usha

- John and Mariana are authorized to view the resident file and will send out emails to our residents (bcc)

Welcoming – Sandy

- No report

The next Board Meeting will follow the Subdivision Picnic on September 11, 2022 at approximately 7 PM.

The Board Meeting adjourned at 8:45 PM – motion made by John, seconded by Tammy.

Minutes submitted by Sandy Bera