

## OAK RIVER BOARD MEETING MINUTES

6/18/2025

**Board Members Present:** Joe McLaine, Sandy Bera, Keiry Langkamp (Landscape Committee Chair), Susanto Sarkar, Tammy Schick, Bruce Bigler, Mariana Ludeman

**Absent:** Bill Jue, Amy Weise, Mike Lotito

The meeting was called to order at 6:35 PM at the Troy Public Library

**Minutes:** approved by Sandy, seconded by Susanto

### Treasurer's Report:

- Reviewed 2025 budget
- Annual Report submitted to LARA
- ORSA's IRS tax returns submitted
- Reviewed Customer Balance Sheet:
  - \$6897.93 outstanding from annual dues (25 residents).
  - Residents who have not paid by the May 15<sup>th</sup> deadline will be assessed \$17.15 in late charges, which will carryover if not paid this year.
  - 2304 Oak River Court [McAfee] will receive a letter from our attorney, for delinquent dues totaling \$497.53. If the dues are not paid, a lien will be placed on their property, inclusive of all legal/filing fees.
- For Real Estate closings on properties in our subdivision, we have started to collect a fee of \$200 for any HOA Status Letters, as part of the Title Review.
- Submit invoices for payment to the ORSA email

### Architectural Committee:

- Discussed sending notices again to homeowners along main roads regarding landscaping
- 4949 Moonglow – dead tree along Long Lake open space – owner has 30 days to remove dead tree, or we will have it done and bill the household.
- Approved hot tub on deck request at 4621 Rivers Edge.
- Short discussion on 4874 Riverchase Drive fence request.
- A letter will go out with the next dues statements regarding visible wood rot and home exterior maintenance issues.
- Looking into wood replacement for bridges – Trex or other composite lumber for a long-term solution.

**Entertainment Committee:**

- Requested more money for Halloween Party – looking into a donut truck
- Possible date for picnic – September 6 or 7

**Landscaping, Mowing, Fertilizing:**

- Goose Busters – PAID
- Discussion of Oak River Park/Conservation Area
- Mowing contracted with same price through 2026 season
- Updated entrances/landscaping - Greenline quoted price – request that cul-de-sac grass be taken care of on Deer Path

**Other Business:**

- Discussion of benches on a concrete pad along the river – possibly with sponsors
- Mariana will stay on the Board until someone steps forward

Meeting adjourned at 7:45 PM

Minutes submitted by Sandy Bera for Amy Weise