

OAK RIVER BOARD MEETING MINUTES
5/6/2024

Board Members Present: John D’Orazio, Bob Urwiller, Bill Jue, Mariana Ludeman (by phone), Sandy Bera, Joe McLaine, Bruce Bigler, Tammy Schick, Amy Weise, Ramy Mando

Absent: none

The meeting was called to order at 7:15 PM at the home of Sandy Bera

Secretary Minutes: (Amy)

- A motion was made to approve the minutes by Sandy and seconded by Bill.

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: Mariana Ludeman	2024	Insurance, Social Media & Entertainment Committees
Ramy Mando	2026	Architectural Control Committee
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 (President Emeritus) will continue to attend the 2024 board meetings as an advisor through March 31, 2025.

Treasurer’s Report: (Mariana by phone)

- The Board reviewed the 2023/24 budgets by line item, highlighting those with cost increases, 500\$ allotted for Halloween Party
- The Board reviewed HOA Due payments
 - 44 paid by Zelle.
 - One household paid twice-Mariana will notify and return duplicate payment
 - 2 payments by Zelle did not have an associated Property Address
 - HOA due date May 15th- reminder letter to be sent in June with notice of 7% increase
 - Address of 4913 Rivers Edge owned by: An Ky Nguyen located at 29600 Island View Dr. Apt 102, Rancho Palos Verdes, CA 90275. Phone: 989-501-3422 will be contacted by Mariana for collection of past dues
 - IRS reports-no updates, Marianna will contact John Hogan CPA
 - Bob will submit TruGreen bill for fertilizer

Architectural Committee: (Joe/Bruce/Ramy)

- Ramy verbalized desire to change committees due to time commitments, Board members agreed to accommodate his needs, Ramy will join the Landscaping Committee
- Architectural Committee will now be comprised of Sandy, Bruce, and Joe

- Bruce informed the Board of trees being replaced in green preservation area after letter from Attorney was sent to homeowner.
- Bruce informed the Board that the brick color replaced on home damaged in fire matches perfectly-no issues.
- Several homes are not following the landscaping guidelines, the Board agreed to send letters to notify/remind homeowners of the guidelines.
- Homeowner requested a shed on property- Board members agreed that based on current policy, sheds are not permitted.

Entertainment Committee: (Tammy/Mariana)

- There was no report at this meeting.

Landscaping, Mowing, Fertilizing: (Bob/Bill)

- Bob assembled a spreadsheet for discussion of the costs. All have risen, there has been an increase on mowing cost due to more common spaces being maintained.
- Pricing has increased substantially on these items for 2024/25. The total cost could be approximately 70% of our total annual budget.
- Bob informed the Board that some areas have been too wet to mow, however, the cost has not changed. Bob will speak to the landscaping crew to resolve.
- Members have noted some minor issues regarding the quality of the landscaping, these will be addressed with the landscaping crew for improvement/rectification.

Website:

- There was no report at this meeting.

Welcoming: (Bill/Sandy)

- No activity

The next meeting will be at Amy's home (4927 Rivers Edge Dr.) on Monday, August 5th, 2024. The time will be 7:00pm.

A motion to adjourn the meeting was made by Joe and seconded by Sandy at 8:45 PM.

Minutes submitted by: Amy Weise.