

OAK RIVER BOARD MEETING MINUTES

1/8/2024

Board Members Present: John D’Orazio, Tammy Schick, Bob Urwiller, Joe McClaine, Sandy Bera, Mariana Ludeman, Bruce Bigler, Bill Jue, Amy Weise

Absent: Ramy Mando

The meeting was called to order at 6:15 PM.

Secretary Minutes – a motion was made by John and seconded by Bill to approve the minutes of the annual meeting on 9/10/23.

Miscellaneous

- The following term lengths were confirmed for Officers and Directors:
 - John D’Orazio, President 2023 Will no longer be President – no one has stepped up
 - There is currently no Vice President
 - Sandy Bera, Secretary 2024 Will become Vice President
 - Mariana Ludeman, Treasurer 2024
 - Tammy Schick 2026 Agreed to extend her term
 - Bruce Bigler 2025
 - Bill Jue 2025
 - Bob Urwiller 2024
 - Joe McLaine 2026
 - Ramy Mando 2026
 - Amy Weise 2026 Has agreed to take over Secretary position
- Committee assignments will be discussed at the March meeting.
- Tammy will pick up mail at the post office. John will continue to monitor emails and Zelle payments.
- All new board members should read the by-laws.
- Mariana will assemble a list of her duties as Treasurer so an attempt to find a new Treasurer is successful.

Treasurer’s Report - Mariana

- Mariana reviewed the 2023-2024 budget, Profit & Loss Statement, Customer Balance Sheet (we only have one outstanding), and the Bank of America statement.
- The March dues mailing for 2024/2025 HOA dues invoices with a 5% increase will be distributed at the meeting.
- The IRS tax returns have been submitted.

Architectural Committee – John/Bruce/Ramy

- 4836 Deepwood – this ongoing problem continues – after cutting down 4 - 30” trees – the owner only replanted 4 - 4” trees with the promise to replant 3 more. Stakes were planted in the ground and have since been removed. Bruce will contact our attorney to send a letter to the Hanna’s.
- John and Ramy have been working with the Alateeb family on the rebuilding of their home at 2319 Deer Path Ct. following a fire.

Entertainment & Facebook – Tammy/Mariana

- The Halloween Party was a success with good attendance. Entryway signage seemed to work well. Email should be used as well in the future. A possible addition for 2024 – photo opportunity.

Landscaping, Mowing and Fertilizer for 2024 – Bob/Bill

- Discussion on the number of times mowing should occur – decision: weather dependent.
- Bids for mowing and fertilizer will be obtained by Bob and Joe.
- Bids for landscaping for cul-de-sacs and entryways will be obtained by Bill.

Welcoming Committee – Teresa Semany/Sandy/Bill

- No report

Beautification – Sandy/Bill/Tammy

No report was given – but holiday lighting, tree lighting at main entrance, wreaths and new electrical at all entrances should be discussed in March.

The next meeting needs to be determined – possibly Thursday, March 14, 2024.

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

Minutes submitted by Sandy Bera.