

Oak Ridge HOA Annual Meeting Minutes

March 30, 2023

- Meeting Called to Order

- ❖ The Board of Directors and homeowners met at the Phillip S. Miller - Douglas County Library and on Zoom.
- ❖ Present Board Members: Eric Coronis, President; Wendy Wells, Vice President; Marilyn Henderson, Secretary/Treasurer; Eric Anderson, Member at Large and Lisa Murray, Member at Large. Absentee Board Member: Sarah Mosely - Member at Large
- ❖ Eric Coronis called the meeting to order at 6:05 pm.

- Welcome

- ❖ Eric Coronis thanked Kevin Knox and other previous board members for their past work on the HOA Board, over the years.
- ❖ Eric thanked Nathan Randal for his generous donation of approximately \$20,000 in repairs to the pool in 2022. He also thanked the homeowners who worked on the getting the pool ready for the 2022 season.
- ❖ Eric thanked the Pool Committee for sponsoring/donating to pool events provided to the HOA community including a Luau, Boards & Games and other activities held at the pool.
- ❖ He thanked Jacob Orr for cleaning the pool and all the homeowners who maintained the pool chemicals and flowers over the summer.
- ❖ Eric stated that Wendy Wells now has the HOA web updated with all the current information.

- Financial Reports

- ❖ Marilyn Henderson stated that the 2021- and 2022-Income Taxes have been filed. She reviewed the Statement of Operation for 2022, the 2023 Proposed Budget and the 2023 Actual Income and Expenses Spreadsheet. As of January 3, 2023, the HOA's bank account balance was \$10,690.65. The current balance in the HOA bank account is \$14,865.
- ❖ This information is attached to the minutes and will be posted on the website: oakridgehoa.org.
- ❖ Marilyn also discussed that since the Annual Dues Invoices went out two weeks late, late fees will not be charged until May 1st for homeowners with unpaid balances. The HOA board will be working on different methods of auto payment for 2024 dues and also are also looking into other companies for trash and internet services.

- Pool Update & Discussion

- ❖ Eric Coronis stated that the Board is in the process of receiving bids to repair the pool. Once the bids are received and the board has selected a company, a special assessment will be necessary to complete the work. A special meeting will be held for all homeowners to review the bid and vote on the special assessment. Hopefully, the work would be completed after the pool is closed in the fall of 2023 or within the next year.
- ❖ Wendy Wells stated the sign up for Volunteer Pool Projects for 2023 were available if anyone would like to sign up and they will be attached to the minutes and posted on the website oakridgehoa.org.
- ❖ Wendy reported that the 2023 Pool Rules and Regulations were available and will be attached to the minutes and posted on the website. Changes were made including that the pool will be available for rental on Thursday or Friday nights only. There will not be Saturday night rentals. Kids' parties will still be on Sunday, but they are 1 hour earlier (9:00 to noon). Rental fees have also been increased.
- ❖ The 2022 pool survey was available and will be attached to the minutes and posted on the website oakridgehoa.org.
- ❖ Other items to be updated at the pool for the 2023 season are signs, the closure mechanism on the back gate, and security cameras.

- Colorado Common Interest Ownership Act (CCIOA) Laws

- ❖ Wendy Wells reviewed the State Regulations/Statutes. One of the 2022 Updates is a new Contact Information and Preferred Language/Designate Form. Completion of this form allows a homeowner to designate another person to act on the homeowner's behalf. It also allows homeowners to designate a language different than English for communication with the HOA, however this may be at the homeowner's expense. The forms were handed out at the meeting, are attached to the minutes and are also available on the website, oakridgehoa.org.
- ❖ A new statute regarding the Delinquent Dues Notification Process was put into place. The main change affects if a homeowner is delinquent in HOA payments, the HOA Board is required to email, send a letter, and post a notice on the door of the homeowner.

- HOA Communication & Website

- ❖ Wendy Wells explained about the new HOA Email Addresses for the Board functions and Board members. Live streaming of this meeting was available on Zoom and will be posted on the website. All community information will be posted on the website including Pool Closings, Pool Rentals, Community Events, Board Meetings, Annual Meetings and Special Meetings. There are also historical minutes, financial information, bylaws, and covenants posted on the website, oakridgehoa.org.

- HOA Communication & Website - Continued
 - ❖ Signup sheets were available at the meeting for pool preparation, on-going pool maintenance, and Social Committee members and summer events. These will be attached to the minutes and available on the website, oakridgehoa.org.
 - ❖ All Board meetings, annual meetings and other meetings are open to all HOA members and will be posted on the website. The board asked the homeowners to RSVP in order to secure a meeting place and/or Zoom availability.
 - ❖ The Board will be reviewing and combining the many different versions of the HOA By-Laws in 2023 for the HOA's approval.

- Open Discussion
 - ❖ Karl Oser - For the pool repairs, the board should look into which companies other HOA's or the city use for their pool repairs.
 - ❖ Karl Oser - Because Core Electric has peak charging times, could the HOA install/modify a timer to shut off the heater during peak times (4 pm to 8pm).
 - ❖ Karl Oser - Is there any way to buy the pool chemicals in bulk with other community pools?
 - ❖ Brian Johnston - We bought the sand this past year and it only needs to be replaced about every 5 years. Was that in the chemicals cost? Answer: The sand was in the Pool Repairs and Maintenance line for the 2022 year.
 - ❖ In response to the extension date of the annual dues' payment, Chuck Barton commented that every year it seems the same people are always late paying their dues. There is no need to extend the date. Answer: The extension and grace period for dues payments are in the Bylaws.
 - ❖ Karl Oser - The water line was repaired a few years back and it was never buried correctly. Answer: The Board is aware of the water line not being buried correctly and will continue to monitor the water line.
 - ❖ Nathan Randall - Did the HOA investigate taking donations? Answer: We have talked to our accountant and lawyer and we can accept all donations. However, it is up to the homeowner making the donation to find out whether it is personally tax deductible by the homeowner.
 - ❖ Michaela Bacon - There are several business owners within our community that may want to donate. If it requires more tax forms to be completed, isn't the cost offset by the donation to the HOA? Answer: The HOA can and will accept all donations which may require different tax forms, but the business owner will need to check with their Financial Advisor about the status of a tax-exemption from the donation to a HOA.
 - ❖ Karl Oser - Is the HOA tax-exempt, 501 3 c? Answer: We are a tax exempt 501 c 4 organization and we will investigate whether we can use a tax-exempt number for sale tax purposes.

The meeting was adjourned at 7:35pm.

The following handouts from the Annual Meeting are attached:

- Agenda
- Financial Information
 - Oak Ridge HOA Statement of Operation for 2022
 - Oak Ridge HOA Income & Expenses – Year to Date – March 30, 2023
 - Oak Ridge HOA Proposed Budget for 2023
- Swimming Pool and Facilities Rules & Requirement for 2023
- Oak Ridge HOA Pool Survey for the 2022 Pool Season
- Sign Up Lists
 - Pool Opening Projects
 - Social Committee Members & Event Volunteers
 - On-going Summer Pool Projects
 - Special Skill Projects
- Summary of 2022 Legislation Affecting HOA Communities in Colorado
- Contact & Delegate Information 2023

● Homeowners in Attendance

Kitty Armstrong	Jacque Fuller	Melissa and Nathan Randall
Floyd and Michaela Bacon	Nolan and Jamie Jarvis	
Church Barton	Kim and Brian Johnston	Kevin Knox - Zoom
Vicki Coronis	Judy Matarese and Ed Kolb	Paul Yarin - Zoom
Lori Crystal	Karl Oser	Jarrold Yost - Zoom

Approved on: _____