

Oak Ridge Improvement Association
Board Meeting Agenda
Monday, January 29, 2024 at 6:30 pm
Douglas County Library - 100 S. Wilcox - Conference Room E

1. Call to order

- The Board of Directors and homeowners met at Phillips 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 6:36 pm

2. Financial Report

- Marilyn Henderson reviewed Current Income to Expense for 2023: Income was \$31,190 and Expenses were \$27,166.69 (without Century Link)
- Marilyn Henderson reviewed options for the 2024 Annual HOA fees including a Reserves Amount
 - No change from 2023; dues of \$450 would result in a total Reserve Amount of \$500
 - Increase 2024 dues to \$500 resulting in a Reserve amount of \$3,800
 - Increase 2024 dues to \$550 resulting in a Reserve Amount of \$7,100
- -A motion was made by Lisa Murray to increase 2024 annual fees to \$550 and Wendy Wells seconded it. The Board voted 5-0 for the annual fees to increase to \$550 for 2024.
 - Marilyn Henderson stated that the Reserve Balance, as of 1-3-2023, was \$10,690 and the Reserve Balance, as of 12-31-2023, is \$15,397.20
- There was a discussion on what the Reserves would be used for. The Board is to come up with a list of items, such as pool fencing, pool heater, sport court surface, replastering of the pool in the future, re-roofing the pool building, landscaping, etc.
- Eric Coronis described why the Board had increased the Transfer Fee for Homeowners Selling/Buying to \$800, as stated in Annual Meeting the Board was to increase all fees.
- Eric Coronis described that at the Annual Meeting, the Board was directed to review and as appropriate, increase HOA fees. After discussions with real estate agents and title company representatives, the Board reviewed the Transfer Fee for Homeowners Selling/Buying and raised it from \$275.00 to \$800.00.

3. Pool Update

- Regarding the status of the pool maintenance & repair, Eric Coronis stated that Nathan Randall was asked by the Board work with the pool contractors in reviewing the scope and timeline for the pool repairs. Eric stated that the work would be stated in the fall of 2024.
- Marilyn Henderson stated that both she and Wendy Wells requested bids from several Pool Companies beginning in January 2023. Late in 2023, a bid was received from Atlantis Pool Coping for \$100,000 to repair hollow areas, replaster the pool, replace the coping, replace steps, and the tile.

- Nathan Randall received a bid from Chavez Construction for replacing the steps, replace coping, replace tile (does not include purchasing tile), plaster preparation and plastering. Nathan discussed the option to tear out and replace the pool with new plaster at a cost of \$106,000 plus 10% totaling \$116,000. This amount divided by 66 homes in the HOA equals \$1,766 (without Tile).
 - Additional information is needed as bid states that if entire pool floor is demolished, pricing is subject to change.
- Nathan Randall stated that it would take about 3 to 4 weeks to complete the work.
- A question was raised from a homeowner regarding the warranty on the pool and Nathan Randall stated it will come with a one-year warranty.
- The Board will pursue finalizing the pool replacement project with Chavez Construction Company and vote on the final bid once complete.
- Nathan Randall also discussed tearing out and replacing the cement around the pool at a cost of approximately \$60,000. He stated that the cement work could be completed at a later time; it did not have to be completed with the pool repair.
- There was a discussion on whether both projects should be done and it was decided to put both options into the proxy which will be required for voting on this project.
- A question was asked about the outcome of whether Homeowners can make a tax deduction. Marilyn Henderson cited the IRS Publication 526 which states that Homeowners' Associations cannot make donations as Charitable Contributions.
- A question was raised as to whether the Special Assessment could be paid in installments and the Board will review payment options.
- Marilyn Henderson stated that the steps for the Special Assessment are to receive the bids; have the lawyer review them, send out the proxy statements and set the date for voting on the proxy at a meeting.
- Eric Coronis stated the Reserves would be used for future pool and common area maintenance and projects

4. Short Term/Vacation Rentals and Pool Rights

- Wendy Wells talked about the need to establish guidelines and possible Bylaw changes regarding short term/vacation rentals and pool rights. Those in attendance discussed their preferences and policies/bylaws will be developed.

5. By-laws Committee for major bylaw revision

- Wendy Wells asked if anyone was interested in joining the Bylaws Committee which have not been updated in many years. The Board will appoint members to the committee. Several homeowners expressed an interest - Michaela Bacon, Jenn Franklin, and Melissa Randall.

6. Architectural Review Committee

- Lisa Murray, Chairperson, stated this Committee reviews, updates, and recommends revisions of the HOA architectural standards. The Board appoints members to this Committee and Michaela Bacon volunteered to assist.

7. Establishment of Nominating Committee for 2024 Board positions

- Wendy Wells asked for any homeowners were interested to be selected by the Board for the 2024 Nominating Committee. The Committee will present the new slate of officers and members-at-large at the Annual Meeting where there will be a vote. Lisa Murray will act as the chairperson (as stated in the By-Laws) and Michael Bacon volunteered to be on the Committee

8. Annual Meeting Date

- The Annual Meeting will be held on April 4, 2024 at 6:00pm at the Douglas County Library in room Event Hall A/B.

9. Other items

- All Board meetings, annual meetings and other special meetings are open to all HOA members and will be posted on the website. The board asks homeowners wishing to attend a Board meeting to RSVP in order that an appropriate meeting place can be secured as discussed at the 3-30-2023 Annual Meeting. Zoom capabilities are also available upon request at Board and Special meetings.
- Eric Coronis stated that the pool would open as normal (Memorial Day Weekend) as long as there are no significant problems. He also stated that if homeowners have problems with the pool, such as temperatures, ground conditions, or other common area issues, to please contact one of the Board Members and let them know.
- Eric Coronis asked if there were any other items for discussion from the homeowners present and there being none, the meeting was adjourned at 7:45pm.

Homeowners in Attendance

1241 South Street - Jarvis
11 Oak Ridge Drive – Johnston
17 Oak Ridge Drive – Randall
23 Oak Ridge Drive – Franklin/Timmerberg
24 Oak Ridge Drive – Barton
34 Oak Ridge Drive - Wells
35 Oak Ridge Drive – Coronis
39 Oak Ridge Drive – Gavin
40 Oak Ridge Drive - Murray
41 Oak Ridge Drive - Yarin
44 Oak Ridge Drive – Bacon
46 Oak Ridge Drive - Henderson
48 Oak Ridge Drive – Evans