



OakRidge Board HOA Annual Meeting Minutes

June 16th, 2021

Attendees

Kevin Knox, Chuck Barton, Doug Lundin, Mary Martinelli, Wendy Wells, Eric Coronis, Karen Easton, Stuart and Melanie Schutt

Scribe

Mary Martinelli / Meeting Start time 6:30 p.m.

Agenda

- Profit and Loss Statement
- Project Improvement Review 2020-2021
- Recommended Pool Improvements
- Pool Committee Update
- Doug Lundin Resignation and Nomination
- Open Discussion and Topics

Old Business

Congratulations on the opening of the pool and all of the hard work that volunteers have contributed.

- The pool is clean and quiet. It is a deal at \$420.00 annual membership
- Kevin shared a document from 1994-1995; membership was \$300, the dues have not been raised much since then.



- Since 2003, volunteers have saved this HOA well over \$200,000. Keven went through the profit loss statement and all of the expenses. A huge percentage went to pool managers and lifeguards.
- Fees for legal fees due to Covid, new and updated pool rules and regulations were discussed.

New Business

- Review of the current profit loss statement- Income \$31,000, Accounting fees \$2,800, Pool repairs \$21,000, Utilities \$5,000. Net income -(\$3,943) Had to dip into savings - \$1,700 left. Checking \$16,000.
- We may be able to carry in \$7,000 of surplus this year if all goes well.
- Volunteer list recognition below;

First Name	Last Name	Address	Task
Phil & Mary	Martinelli	47 Taylor Court	clean up, moved furniture, cleaned bbq
Daniel & Susan	Horne	49 Taylor Court	Mowing cleanup, Flower planting
Eric & Marna	Kebel	418 Burgess Drive	Pop Machine haul away
Eric	Anderson	466 Burgess Drive	Pumps Installation and Warranty work
Kathryn	Armstrong	470 Burgess Drive	South step repairs
Chuck & Bea	Barton	24 Oak Ridge Drive	What didn't he do?
Jarrold & Sarah	Yost	31 Oak Ridge Drive	Bathroom floors sealed and painted
Wendy	Wells	34 Oak Ridge Drive	Pool Committee chair
Eric & Vicki	Coronis	35 Oak Ridge Drive	Cleaned up scrub oak, branches and debris
Lisa	Murray	40 Oak Ridge Drive	pool committee and dog pooper bags
Marilyn & Timothy	Henderson	46 Oak Ridge Drive	Sizable donation for lawn care and cleanup and flower planting



Jeremy & Sarah	Mosely-Reitenbaugh	67 Oak Ridge Drive	Painted chairs, bathroom cleanup
Marc & Cinthia	Lund	68 Oak Ridge Drive	Pool cleaning, preparation, tile replacement and pool mgmt
Daniel & Verna	Camfferman	70 Oak Ridge Drive	Doors, Architectural review
Carla & Donovan	Reade	122 Dawson Drive	Painted light posts
Douglas	Lundin	210 Dawson Drive	Internet Wifi setup and security system

- Kevin will post the pictures up on the website of the before and after pictures from the projects done this year.

Improvement Review:

Chuck outlined future projects and needs for the pool:

- Hose out and clean out the pump house
- Repair the chimney top on the pump
- Replace the underwater lights.
- Replace the water heater.
- Replace the urinal.
- Repair and replace all of the security lighting.
- Screens need to be replaced.
- Sand filters.
- Door at pump house adjusted.
- Repair steps- Kitty
- Concrete posts for the sports court. Volunteers?

Projects for next year:

- Bury the water line \$7,000-8,000
- Plastering the hollow spots in the pool. Estimate plastering next year

Wish list suggestions:

- Replace the sports court with a pickle ball court.
- Danny Potenger measured the court and said there could be 4 courts.



- Town could possibly upkeep the courts. It would add to property value and income if town rented it
- Possibility for local use for homeowners only.
- Another suggestion for unified garbage pickup with the same service company to save on fees.
- Picture of old tennis court shown (2010) It is very expensive to replace the concrete.

[Eric Coronis volunteered to replace the posts in the sports court.](#)

Pool Committee Update:

- 73% of pool keys have been handed out.
- Half of the board finalized the final pool rules.
- Open to any suggestions for the pool committee.

[Doug Lundin will be resigning from the board.](#) He has been a valued member and will continue working with the security and website.

Kevin nominated Wendy Wells to replace Doug Lundin as a board member.

Open Discussion Topics:

- Bottom of dumpster is rusted and needs to be replaced

Next Meeting

To be determined

Adjournment

Adjournment by Kevin Knox at 7:30 p.m.

