

Oak Ridge Home Owners Association
Annual Meeting
April 26th, 2017 6:00-7:45 PM First Methodist Church

Present: Chuck Barton, Mary Martinelli, Kevin Knox, Susan Noll, Marc Lund, Josh and Valerie Thomas, Heather and Jeremy Miller, Sarah and Jeremy Mosely, Andee Ahrens (Lifeguard Mgr.) Iris Gavin, Lisa Murray, Carl Oser, Janet Avakian

The Board and other attendees introduced themselves. We had many new home owners attend. Marc Lund and Kevin Knox discussed the meeting format and we all went over last year's improvements and repairs per the meeting agenda document.

Andee Anders pool manager provided a list of potential lifeguard hires for the year. She requested some new pool equipment. Lifeguard floatation devices, pool vacuum hose and head. We approved and Kevin Knox will procure before pool opening.

Chuck Barton reviewed all of the things that need attention this year. Kevin Knox reminded all that much of the work done on the facilities has been done by volunteers since 2004. This list had a few examples of work taken on by volunteers but the other include fix it projects, light construction, administrative work, invoicing / collections, associate member management and pool management. There was talk of turning this over to a HOA management company and the estimated due increase would be \$200 to \$500 per year. We have not raised our dues since \$320 and will try and keep them the same thru 2018. After that year the Board may need to reconsider.

Kevin Knox went over the P&L and offered to stay after the meeting or at another time if anyone wanted to review bank statements. He reviewed the large expenditures this year including the pool tile and plaster repair, hail damaged roof deductible and replacement pool furniture. All for over \$24,000. With all that we still have \$7500 in savings and only had to use \$2500 of our savings reserve this year. The suggestion was to increase Associate Memberships from 25 families to 30-35 to help rebuild savings and checking reserve. Andee felt based on last year's pool use we could add a few more members without creating an overuse issue. Marc Lund motioned to increase and it was approved.

Our other big expense is lifeguard payroll and we asked Andee to help us in managing the lifeguard's hours and schedules. Lifeguard Lead (Andee) and lifeguards are the only payroll we have. This other issue was vandalism from late night "Skinny Dippers" that also make noise from the diving board to vocal noise. Marc motioned we get a security camera setup and it was approved.

Copies of the P&L were distributed to all and also Chuck Barton's project list for others to sign up for. Iris Gavin offered to send a "SignUpGenius" invite to others on our email distribution list that were not in attendance. The sign-up list is pending volunteers.