

Oak Ridge Annual Meeting Agenda via Zoom

Introductions: Zoom participates Members and Board

Historical Board Activities 2003 to present – Kevin Knox

2019 Old Business Follow-up

Website oakridgehoa.org- Doug Lundin

Security – Doug Lundin

HOA Management Company – Kevin Knox

Legal Counsel for Lifeguard coverage and liability – Kevin Knox

Projects and Operations 2021 -2022 – Chuck Barton and Kevin Knox, (Marc Lund traveling)

Pool Pump, Skimmers, Sand Filters, 2020-21

Concrete 2020

Water Line 2022 – Kevin

Security and Lighting 2022 – Doug

General Maintenance 2020

Budget and P&L Review 2003 versus 2019 – Kevin Knox

Review 4 Spreadsheet Models – Kevin

Estimates w/HOA Mgmt, Pool Mgmt, No Lifeguards No Associate Members

Estimates w/HOA Mgmt, Pool Mgmt, Lifeguards, No Associate Members

Estimates w/o HOA Mgmt, Pool Mgmt, and with Lifeguards

Estimates no Outsourced HOA, Pool Management, Lifeguards

HOA Due increases and Special Assessment Discussion - Board

Questions regarding projects or budget – HOA Members

Open Discussion and Topics – HOA Members

Criteria for Not Opening Pool 2020:

Recommendation by Legal Counsel it was a good decision to stay closed

Uncertainty of State and Local Government mandates and liabilities for HOA

Not sure Liability Insurance covers Pandemics

No Associate Member Revenue

Uncertain of additional costs

Concern for Neighborhood Members Health

Predicted Results of Opening Late:

2-3 weeks to schedule turn on BlackHills Energy Gas Service

Pump parts 2 weeks lead time \$1700

Labor repair 2 weeks lead time \$800

Wash pool \$400,

Fill 1 week, Pool Chemicals \$900,

Hiring pool Monitors for CDC Regulations Compliance \$6720

Rekey locks \$700,

Hire Pool cleaner \$1400.

Gas Bill Usage \$2600

Electric Bill Usage \$900

Water Bill Usage \$1600

Total \$17,220 for Late Summer Pool Opening Costs