

Oak Ridge Home Owners Association
Annual Meeting
April 8, 2015 6:30-7:45 PM First Methodist Church

Present: Board Members: Chuck Barton, Noland Jarvis, Mary Martinelli, Kevin Knox, Susan Noll, Marc Lund, Lance Smith General Committee Member: Janet Avakian

Absent: Architectural Committee: Dan Camfferman, Mike Noll

The Board and other attendees introduced themselves. New attendees, Dan and Sue Horne, said they had recently purchased a lot at 49 Taylor Court. Chuck Barton explained that they should contact the Architectural Committee for information on their soon-to-be-built home.

Secretary/Treasurer Kevin Knox presented the Association's Profit and Loss Statement. Ordinary income for the year: \$12,676; Other income: \$21,980; Expenses: \$29,651.94. Checking account: \$13,778. Savings account: \$10,000. In 2014, there were 66 homeowners in the Association and 25 to 35 Associate members using the facilities. The Associate member number for 2015 was set at 30.

The Board recognized Mary Martinelli for her great work as pool manager and accepted her resignation from this post. Andee Anders was introduced as Mary's replacement for 2015. The pool will open May 23 and members may pick up a new key at that time.

Mary will email members to announce opening day and ask for volunteers for the May 2 work day. Chuck reviewed all of the things that need attention this year. Replacing the pool tile is first on the list. After bid evaluation, the amount of \$6600 was agreed to and the company will be notified to start work ASAP. Other projects include repainting the bath house and picnic shelter. The Architectural Committee will select the color and Lance Smith indicated he had a sprayer to use for the project. The portable basketball backboard is harming the tennis court floor and will be removed. If anyone wants to replace it, they should contact Chuck. Looking forward to 2016, the concrete near the diving board needs fixed and both the bathhouse and picnic shelter roofs need replaced. Chuck added that there are always unknown problems that come up during the year.

Susan Noll brought up the need to enforce the Oak Ridge covenants. Issues like trailers and boats parked in driveways and yards left in dirt after the removal of shrubs and grass were two of the violations mentioned. After discussion, Mary agreed to send electronic copies of the Oak Ridge By-Laws and Covenants to all members. The Board agreed to contact certain residents and encourage them to come into compliance. What action to take if the resident refuses to remedy the situation was not decided.

Kevin answered questions about living with Oak Ridge's wild animal population. He said covering trash cans and not using bird feeders are the best way to keep bears away. He volunteers with the Division of Wildlife and can make additional information available.

Chuck asked for volunteers to serve on the Board. He agreed to stay on the Board, but not serve as president. Kevin will continue to be the “office manager” but wants the Board to appoint a new treasurer. Lance, Noland, Janet Avakian and Marc Lund all agreed to keep their present assignments. Additional volunteers were Marna Kebel, Christ Oser and Doug Lunden.