

Oak Ridge Forest Home Association, Inc.

Minutes of the Annual Home Owners Meeting

October 6, 2016 7:00pm

County Line Baptist Church

Officers Present:

1. President - Iris Keen
2. Vice President – Bob Hanson
3. Treasurer – Laurie Pellerito

Voting Board Members President:

1. Bob Hanson
2. Laurie Pellerito
3. Teressa Francis
4. John Hickman
5. Rex Williams
6. Randy Smith
7. Sue Lasater

1. Iris Keen opened the meeting and welcomed everyone. She asked all the Board Members to introduce themselves.
2. Treasurer's Report: Laurie reported the current account balance is \$27,567.87. She also presented the budget for 2017. A question was raised regarding the cost of the web page. Randy stated it was necessary to have the web page as the covenants and by-laws were posted on this page.
3. Teressa Francis discussed the new Facebook page. This will be a closed group for homeowners only. A friend request must be requested and accepted to join our group. All Board Members will have administrator rights to accept and decline friend requests. Rules will be posted in the near future on our page.
4. A nomination of Board Members was made by Sue Lasater. Bob Hanson, John Hickman and Lisa Bedsole were nominated. The floor was open for nominations. No nominations were made from the floor. Mr. Jerry May made the motion to accept the nominees, Mr. Gerald LaCross seconded. Motion carried. They were welcomed to serve on the Board for a period of three years.
5. Iris stated that bids will be accepted for the mowing contract at the January 5, 2017 Board meeting. If anyone wants to submit a closed bid please do so.
6. Joe Hetrick asked why we are maintaining a balance in the bank account. He believed we needed to spend the income. Iris explained since the IRS has not made a decision on our previous tax issues, we needed to maintain a balance until that matter is settled.
7. Iris spoke on the improvements that have been made to the common areas. The south side gazebo needs some minor repairs that will be made under the guarantee by Stongwood. There are some erosion issues around the lake on the south east side that will be addressed with Amherst. Lee Medley stated there was severe erosion on the far side of the dam in the

woods and asked if that needed to be addressed. Randy believes the erosion was not on our property, but he would verify this. Iris requested if anyone had any suggestions for any further improvements to our neighborhood. None was given.

8. Randy Smith gave a briefing on the lake conditions. The Lake will be lowered four feet on November 1, 2017 to allow for homeowners to make improvements to their docks. Any improvements request need to be made in writing by October 17, 2017 to the Architectural Control Committee for approval. If no requests are submitted the Lake will still be lowered regardless.
9. Neighborhood clean-up day is scheduled for October 29, 2016. Please meet down at the Gazebo at 8am. Following the clean-up there will be a cookout. Everyone is encouraged to participate. The Neighborhood Yard Sale will be from 7am to 11am the same day.
10. Iris reiterated that no motor vehicles of any kind, to include golf carts and 4 wheelers, are allowed on the dam. No one without a driver's license is allowed to drive golf carts or 4 wheelers on the roads. If a child is operating a golf cart or 4 wheeler on the road, the parent could be held liable for any injury or damage that is done by their child. Please keep our neighborhood and children safe and not allow them to drive on the roads.
11. Lee Medley stated that Troy Cable had run fiber optic cable down Hwy 167. If they have 25 customers interested in signing up for cable they will run fiber optic cable into the neighborhood. He agreed to be point of contact if anyone was interested in obtaining information.
12. Iris thanked Rex Williams for his eighteen years of service on the Board. He will be welcomed to attend any future Board meeting to offer his vast knowledge of the neighborhood.
13. Iris requested volunteers for the following committees: Lake, Nominating, Welcome and Bereavement. Please sign up if you can volunteer.
14. Motion to adjourn by Buddy Keen, seconded by Lee Medley. Meeting adjourned at 8:09pm
End of Business

Sue A. Lasater

Oak Ridge Forest Home Association