



Oak Ridge Forest Home Association, Inc.

Minutes of the Annual Home Owners Meeting
October 5, 2017 7:00pm
County Line Baptist Church

Officers Present:

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| 1. President - Iris Keen | 2. Bob Hanson |
| 2. Vice President – Bob Hanson | 3. Laurie Pellerito |
| 3. Treasurer – Laurie Pellerito | 4. Teressa Francis |
| 4. Secretary – Tanya Hatley | 5. John Hickman |
| | 6. Randy Smith |
| | 7. John Railsback |
| | 8. Lisa Bedsole |

Voting Board Members Present:

1. Iris Keen

1. Introduction/Welcome - Iris Keen opened the meeting and welcomed everyone. She asked all the Board Members to introduce themselves.
2. Nomination/Vote - Iris Keen thanked current volunteer board members for everything they do for the community. She also reported that 3 board members have fulfilled their 3-year term and would be rolling off the board. Nominations were opened to the floor for new board members. Randy Smith, John Railsback and Susie Lasater were nominated from the floor. Nominations were accepted and residents at the Annual Meeting voted for Randy, John and Susie to serve for another 3-year term.
3. Treasurer's Report - Laurie Pellerito reported the current account balance is \$23,210.68. She also presented the budget for 2018. 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. Based on budget presented no dues increase is necessary for 2018.
4. Lake/Dam Condition –
 - a. John Railsback reported about the condition of lake/dam. The dam was eroding quickly because of the winds. After consulting with experts in lake erosion, the board voted the most cost-effective way to fix the issue was to build a seawall. Laurie reported cost of seawall is approximately \$11,000.
 - b. Because of erosion work that was done on the dam the lake had to be lowered a few feet. The work is complete now and as soon we get rain the lake level will return to normal.
 - c. John reported that the Alabama Wildlife fishery reported that our lake is balanced.
 - d. 2018 Lake projects – In 2018 two more benches will be added to the dam, as well as fertilization per schedule and possible liming depending on alkalinity. The seawall will also

have to be backfilled and depending on lake budget boulders will be added to help erosion on other side of both gazebos.

5. Multimedia - Teresa Francis discussed the new Facebook group. The group is a closed group for homeowners and renters only. The group is used by residents for information, lost pets, help etc.
6. Volunteers: Iris asked that anyone who is interested in volunteering to please sign up for one or more of the committees. Committees are: Welcome, Bereavement, Architectural Control Committee, Nominating and Lake Committee. The sign up sheet is in the back of the room.
7. Open Discussion –
 - a. Lake - Joe Hetrick reported that there is still a hole at the bottom of the boat ramp that needs fixed. This was addressed at last year's meeting as well. John said he would look at what can be done to fix the issue.
 - b. Lake- Another resident asked why the lake is being fertilized? John reported that all lake care is made under the advisement of the Alabama Wildlife Fishery located across the street from our neighborhood. They test water conditions and report to HOA.
 - c. Website - It was also asked if the calendar to reserve pavilion area at the lake can show which dates are already reserved. Teresa will see if this is possible.
 - d. Sink Hole – Iris reported that the City of Enterprise is aware of the sink hole on S. Oak St. and currently they are filling with dirt until it can be fixed by a contracted company in 2018.
 - e. Trees – Joe Hetrick asked who is responsible for trees in the easement behind homes between S. Oak and Garden Loop? There have been residents whose personal property have been damaged from trees. The board will look into this.
 - f. Community Yard Sales – Residents in attendance would like the fall community yard sale to be on 4 November and spring yard sale on 14 April 2018. In the future we will get on the same schedule as Cotton Creek and Tartan Pines for more sales traffic.
 - g. Neighborhood Clean-Up – Residents were asked if they would be willing to volunteer to help clean up neighborhood and when is best day? It was decided that December 2, 2017 would be the day. More information will be put out in our FB group.
 - h. Troy Cable – Residents in the neighbor have been disgruntled with Spectrum's service. The service has been unreliable. It was reported at last year's meeting that Troy Cable ran fiber optic cable on Hwy 167. A petition was made available by one of our resident's during the meeting to ask Troy Cable to bring their fiber optic service into the neighborhood. She will keep the neighborhood up to date via FB.

Meeting was adjourned at 8:15pm.

Tanya Hatley

Oak Ridge Forest Home Association
Secretary

