



## Oak Ridge Forest Home Association, Inc.

Minutes of the Annual Home Owners Meeting  
October 3, 2019 7:00pm  
County Line Baptist Church

### Officers Present:

- |                                 |                     |
|---------------------------------|---------------------|
| 1. President - Iris Keen        | 2. Bob Hanson       |
| 2. Vice President – Bob Hanson  | 3. Laurie Pellerito |
| 3. Treasurer – Laurie Pellerito | 4. John Hickman     |
| 4. Secretary – Tanya Hatley     | 5. Randy Smith      |
|                                 | 6. John Railsback   |
|                                 | 7. Dave Oakes       |
|                                 | 8. Susie Lasater    |

### Voting Board Members Present:

1. Iris Keen

1. Introduction/Welcome - Iris Keen opened the meeting and welcomed everyone. She then introduced the Board of Directors. Rex Williams gave the invocation.
2. Old Business – Last year's Annual Meeting minutes were presented to all in attendance. With a motion made by a resident and a second, the minutes were approved with a vote.
3. 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. Bob Hanson, John Hickman and Gerald May were nominated from the floor. Nominations were accepted and residents at the Annual Meeting voted for Bob, John and Gerald to serve for a 3-year term.
4. Treasurer's Report - Laurie Pellerito reported the current account balance is \$20,787.00, which is within projected budget for the rest of 2019. She also presented the budget for 2020. The 2020 budget includes 5% raise in HOA dues \$126.75.
5. Lake/Dam Condition –
  - a. John Railsback reported that the lake needs to be fished and once caught take them home and enjoy. There is also an increase in weeds in the lake. The weeds have always grown on the South side by are now growing on the North side as well. New carp might help eat the grasses and resolve the situation, if not we might need chemicals. All this will be done when it cools down.
  - b. John reported the lake was last limed approximately 7 years ago and will cost between \$5,500-\$6,000 to have done. Lime will stabilize the lake. The lake continues to be fertilized 4 times a year (24 bags per year).

- c. Last year a resident questioned whether the lake is checked for septic runoff? John spoke with Alabama Wildlife Fishery and runoff conservation test showed no indicators for e-coli.
- 6. Multimedia – Iris reported that the board is considering closing down the website and just maintaining all information within the neighborhood FB group. A resident thought we should consider keeping website because future residents can't access FB group. The board will look into using a different website provider in order to keep website.
- 7. 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 signup sheet is in the back of the room.
- 8. Open Discussion –
  - a. Phase X – The ORF Home Association has been given notice that the next phase of the subdivision will soon be underway. Currently we do not have the new plat map but we were informed that the new phase will extend to the existing entrance.
  - b. Lighting – There have been questions about getting more lighting on the South side where new houses are being built. The City provides lighting in certain intervals, will have to check on spacing but the lights in that area are not the City provided lighting so developer would have to provide those lights.
  - c. Parking on the road – Residents were asked if they could please make sure when parking on the road that there is room for emergency vehicle to pass thru.
  - d. Dirt washed into lake – Resident concern: Last year after silt removal discussion, a lot owner had dirt trucked in to help level lot. It was very bad timing as there were heavy rain events right after and a good amount of dirt was washed into lake. Solution: Lot owner had a company come in remove dirt from lake, so the dirt was not added to the silt issue.
  - e. Future Maintenance – The board is working towards having a future maintenance reserve of at least \$50,000 that will take many years to achieve. We need to be able to maintain structures that are in the common areas, the lake and the dam.
  - f. Drainage Pipe – One of our residents mentioned that the drainage pipe that goes under the dam has a 40-year life span and we are quickly approaching that. We are very thankful for this information. We will have an inspection on the drain asap.

Meeting was adjourned at 8:15pm.

Tanya Hatley

Oak Ridge Forest Home Association  
Secretary