



Oak Ridge Forest Home Association, Inc.

Minutes of the Annual Home Owners Meeting
October 10, 2020 10:00am
Neighborhood Pavilion

Officers Present:

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

Voting Board Members Present:

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. Mark Martinez, Daryl Harmon, Joel Ellis, Rodney Adkison and Johanna Roberts were nominated from the floor. Nominations were accepted and residents at the Annual Meeting voted for Mark, Joel and Rodney to serve for a 3-year term.
4. Treasurer's Report - Laurie Pellerito reported the current account balance is \$25,530.55, which is within projected budget for the rest of 2020. She also presented the budget for 2021. The 2021 budget includes 5% raise in HOA dues as well as costs for tree maintenance. In the past the residents would take care of cutting down trees during neighborhood cleanup but in recent years it has only been board members partaking in neighborhood cleanup and the board is aging.
5. Lake/Dam Condition –
 - a. John Railsback reported that the lake continues to be a great fishery but would be better if it was fished more and once caught take them home and enjoy.
 - b. 250 carp were added to the lake in December and March for weed control. He was advised by fishery that we should continue to add carp in the spring and fall.
 - c. John reported the lake was limed this year. Lime will stabilize the lake. The lake continues to be fertilized 4 times a year (24 bags per year).

- d. John reported that the lake will be lowered sometime after Christmas. Per covenants the lake is lowered every 4 years. This is a great time for lot owners to clean out muck in their areas. Also, a great time for dock repairs.
- e. John discussed the new resident on the lake, the alligator. Please do not feed the alligator. Currently it is about 4ft. The correct agency's have been contacted to rehome our newest resident.
- 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.
- 7. Open Discussion –
 - a. HOA Insurance – There were concerns on the cost of our HOA insurance for lake, pavilion, gazebos, common areas and board member bonding. Our insurance was just paid for the year, but the board will shop around different insurance companies for exact coverage we currently have to compare prices.
 - b. Property Value Increases – One of our realtor residents wanted to let the neighborhood residents know that our property values have increased by 13%. Values will continue to increase by taking care yards and common areas.
 - c. Cleaning up after pets – Residents were asked to please make sure to clean up after their pets.
 - d. Upgrade Neighborhood Watch Signs - Resident asked if we could update the Neighborhood Watch Sign. It is faded and care barely be seen.
 - e. Recent Crime – There has been some recent crime in the neighborhood. Residents discussed different ways neighborhood could be more secure. Some ideas were security cameras at the entry of neighborhood or vehicle stickers. The board will continue the discussion.
 - f. Drainage Pipe – Last year 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. As a follow-up, the drain pipe has been inspected and is less than 10 years old.

Meeting was adjourned at 11:15am.

Tanya Hatley

Oak Ridge Forest Home Association
Secretary