

**Minutes for the Annual Meeting of Oak Ridge Forest Home Association, Inc.
October 25, 2012 County Line Baptist Church 7:00 p.m.**

Members attending - Iris Keen, Andy Higdon, Rex Williams, Buddy Keen, Laurie Pellerito, Don Page, John Lasater, Joe Hetrick, Randy Smith, Lee Medley
(List of homeowners in attendance is attached)

Proxy votes for the Annual Meeting were supplied by the following owners:

<u>Lot #</u>	<u>Owner</u>	<u>Lot #</u>	<u>Owner</u>
35	Carol Lynch	89	Angie Weeks
118 & 119	Stephen Davis	84	Sue Higgins
91	Max Walters	83	Art Cawman
93 & 94	Charlie Rowe	69	Kathy Schwock
85	Bryan Estall	95 & 96	Ginger Hanson
70	Paul & Tedhi Batiz		

(Permission slips for Proxy votes attached)

The Board would like to extend a grateful Thank You to John Hickman for coming to the Annual Meeting and for all his help - past, present and future.

Don Page explained the Emergency Meeting that was held to obtain new Board members and that the members elected at that time were to fill in the remaining terms for those whom they replaced. We took this meeting as an opportunity to elect an entirely new Board and to establish the time parameters for each position.

The nominating procedures were explained for the 3-, 2- and 1-year term. Nine people would be elected from the names nominated by the general membership. Except for the Proxy votes, voting would be by secret ballot. The nomination garnered the following candidates, with the highest three names from each column being elected -

<u>3 Year Term</u>	<u>2 Year Term</u>	<u>1 Year Term</u>
Iris Keen	Joe Hetrick	Rex Williams
Don Page	Randy Smith	Sherman Wilkinson
Laurie Pellerito	John Lasater	John Hickman
Lee Medley	Jerry LaCross	

Andy Higdon was nominated for a term but politely declined. We would like to thank Andy for his years of service to the Board. Your input and fellowship have been greatly appreciated.

Nominations were closed and the count was then tabulated by Linda Page, Buddy Keen, and Bob Hanson.

Iris explained the Covenants' purpose - Covenants are required before and with the original request to form a neighborhood, this is filed with the proper legal agencies, like the city, county, state, and federal (if required). The Covenants have to meet all requirements set by the government agencies to meet certain conditions for setting up neighborhood. The Covenants are set up by the developer of the project, usually with legal advice and help so that all requirements are met before permits to build are granted. The Covenants are usually never changed as this requires that the original developer agree with changes. In order to make changes also requires the written assent of 75% of the entire membership, membership means owners of property within said neighborhood. Should changes ever be accepted, the changes have to also meet all set rules, regulations, set by city, county, state, Federal agencies.

It was suggested that dating and numbering the pages of a set of By-laws be done so that everyone has a working copy they can refer to and that we all have the same information.

Also mentioned is that not all people receive a copy of the Covenants. The Board will endeavor to be certain that all new and existing homeowners receive a copy of the Covenants.

The By-laws have been retyped, verbatim, excepting obvious/necessary exclusions. i.e. There are no more Class B Memberships.

Motion to accept - Doug Ingram Seconded - Lee Medley Motion carried.

The Financial Report was given by Laurie Pellerito. (Itemized copy of annual-to-date report attached.)

Treasurer's Report for 1-Jan-12 through 25-Oct-12

Beginning Balance	\$38,175.61
Expenses for Year.....	\$12,122.53
Income from Dues.....	\$14,436.12
Ending Balance.....	\$40,489.20

Financial Report was accepted as offered.

Dues for 2013 will be increased to \$110 per lot. The increase is due to the costs involved in maintaining the subdivision and in an effort to build a reserve for future needs. Our subdivision also charges much less in annual dues than any of the surrounding developments.

Randy Smith is chairing the committee for the Fall Work Day on November 3, 2012 beginning at 8:00 a.m. at the Gazebo. Depending upon the number of people participating we will either work as one group or we will "divide and conquer" different areas at the same time. It is anticipated that all work should be concluded before noon.

Randy also proposed that after work is completed on the Work Day, we all partake in a picnic lunch at the Gazebo area on a donation basis. Hot Dogs, Hamburgers, etc. will be available for a dollar and the proceeds will go to the Homeowners' Association.

Yard Sale - Due to scheduling conflicts, the Fall Yard Sale has been cancelled and will be rescheduled for a later date.

A Newsletter has been proposed that can either be sent out to the membership via E-mail or hand delivered to the homeowners. This will be an informative piece and not a "gossip sheet". The new Board wants everyone in the neighborhood to feel included in what's going on with their Board and community. Anyone interested in receiving the Newsletter was requested to send us an E-mail at our Hotmail address.

Linda Page inquired as to the feasibility of constructing a picnic area near the Gazebo that would include a cement pad and picnic table(s). Suggestion will be added to New Business for our next Board meeting.

A suggestion was made that we have two picnics a year: one in the Spring and one in the Fall. Due to the lateness of this season, one will be planned for the Spring.

Johnna Roberts had estimates for treatment of the lake and gave them to Iris Keen. They will be taken under advisement at a future Board meeting.

Randy Smith commented that the lights don't seem to be as bright as they have been. Others commented on the fact that their areas are darker than normal and the timing seems to be "off" for when the lights come on. This will be looked into and taken care of.

Voting results for election of new members of the Board were:

3-year term - Iris Keen, Don Page, Laurie Pellerito

2-year term - Joe Hetrick, Randy Smith, John Lasater

1-year term - Rex Williams, Sherman Wilkinson, John Hickman

The Board welcomes Sherman as a new member and John Hickman as a returning member of the Board. Lee, we're sorry to lose you but hope you will continue to be an active member of the association.

Iris Keen proposed a Grievance Committee be established for the neighborhood. If anyone hears of a family who has suffered a loss or severe illness, please alert a member of the Board so that appropriate actions can be taken to show the homeowner that we, as a neighborhood, share in their loss and/or are concerned with their well-being.

Regarding an Easement to the lake - people think there is one around the lake, but no written proof can be found. We will research this and report back in the future. Also, there are questions as to whether the large area near the Gazebo is a Commons Area or not. Again, research will be conducted to determine the status of the property.

As all business had been handled, Don Page made a motion to adjourn at 8:13 p.m.

Respectfully submitted,
Laurie Pellerito/Acting Secretary