Oak Hill at Spring Ridge HOA **2025 Action List**

Major Projects

	Description	Status/Comments	Completed
1	Storm water management - Potential sink holes	Bob contacted two companies (Entech & Spotts, Stevens & McCoy). Diane contacted Kipcon and received a proposal for surface drainage, which was sent to the BOD on 11/23/22. The Board approved the proposal from Kipcon to inspect and provide a report. Afterwards Bob received a proposal from Entech which included the entire community. The cost for Entech was much more than Kipcon. The Board voted to terminate the contract with Kipcon and approve the proposal from Entech. Task 1 was completed on June 7th. They expect to have plans by the end of June 2023. Task 2 was completed and Entech is waiting for documents from the Township. 10/31 Entech sent the plan noting the problem areas. They will prepare plans for preliminary improvements to address the problem areas. 2/23/24 Diane forwarded the plans from Entech to the Board to review. Entech recommended two Geotechnical Consultants (Earth Engineering & Barry Isett & Associates). 3/18/24 Diane contacted Earth Engineering & Barry Isett & Associates for construction plan bids. Earth Engineering declined, as they perform testing for storm water systems, not design. They recommended McCarthy Engineering. Diane received a bid from McCarty, Barry Issett, Entech and C2C for the pre-construction phase. Bob met with Schlouch and Brian K who is an enginner in March 2025. Schlouch will present a construction plan for the BOD to review. Bob met with Schlouch in July and Schlouch sent Bob a proposal for each block. Diane suggested getting a price from Pennaco, Bob was going to meet with Dave from Pennaco. The job it too big for Pennaco, Bob was going to look for another local vendor.	
2	Electronic Voting	The Board approved a resolution for Electronic Notice, Voting & Meeting on 11/12/24. Danella sent the signed resolution along with a cover letter and owners consent notice on 2/14/25 email and us mail. Consent forms must be completed and returned prior to the election.	5.13.25
3	Leasing Restrictions	On 1/24/24 Diane sent the updated version of the leasing rules, survey, application, certificate and lease addendum to the BOD to review. The Board scheduled a Leasing Amendment meeting w/owners on 3/26/24 to review the amendment details. The Board also scheduled a meeting on 5/6/24 for owners to vote on the Leasing Amendment. The Amendment was recorded on 6/17/24. The recorded Amendment was mailed to all owners on 8/20/24. The next step is for the Board to approve leasing rules and regulations and add a step to the re-sale ordering process. The final drafted Leasing R&R were sent to legal to review on 9/8/25. The Leasing R&R were sent to legal for final review. Currently finalizing the Certificate of Re-sale and the Tenant/Non-tenant form.	
4	2025 Annual Meeting	The 2025 annual meeting is scheduled for May 13th. The first notice was sent on March 17th, the candidate deadline is April 4, 2025.	5.13.25
5	2026 Budget	Diane drafted the 2026 budget and sent to the BOD for review on 9/5/25. The 2026 budget was updated and will be reviewed at the October Board meeting. The Board approved the 2026 budget, which was mailed to all owners in early November.	10.28.25