

# *Oak Hill at Spring Ridge Homeowners Association*

## Zoom Board Meeting Minutes – February 3, 2022

Board Members: Bob Long, Cheryl Spillerman, Donna Beissel, Sally Cusimano, Merl Zodel

Danella Realty & Management: Rebecca Mason, Eileen Kahn

Meeting called to order at 5:00 pm by President, Bob Long

1. **Minutes** – From the October 26, 2021 Board meeting were approved, as presented - Bob Long made motion to approve, Donna Beissel seconded.
2. **Financial Reports** – Decision made to keep funds in Checking account, as we will have upcoming expenses due in the Spring.
  - A. **Account Balances:** As follows for 12/31/21.

<b>Oak Hill - Balance Sheet</b>		<b>12/31/21</b>
<b>OPERATING FUNDS</b>		
Operating Checking	12/31/2021	\$97,607.02
CAB Money Market		\$ 24,725.12
CAB CD - .60% 12.14.21		<u>\$ 29,477.51</u>
		<b>\$151,809.65</b>
<b>RESERVE FUNDS</b>		
	12/31/2021	
Reserve - ICS Checking		\$ 40,966.54
Res - CIT Premium MM		\$ 11,587.36
Res - CAB CD 1.00% 11.2.22		\$ 27,667.97
Res - CAB CD 1.00% 6.17.22		\$ 27,319.88
Res - CAB CD .35% 6.18.22		\$ 27,577.51
Res - CAB CD 1.00% 4.29.22		\$ 35,442.45
Res - CAB CD .60% 9.16.22		\$ 26,014.19
Res - CAB CD 1.00% 4.5.23		\$ 26,544.75
Res - ICS Account		<u>\$ 109,255.76</u>
<b>TOTAL RESERVE FUNDS</b>		<b>\$ 332,376.41</b>

3. **Delinquency Report** – Due the 15<sup>th</sup> of each quarter. Delinquencies are always higher the first month of each quarter. Late notices were sent to 8 past due homeowners. The total past due was \$4,051.51.
4. **Resales** – 11 homes were sold during 2021, 1 home is currently pending – 209 Oak Hill.
5. **ACC Requests** – 6 ACC Requests were submitted and approved by the board following the last meeting.

# *Oak Hill at Spring Ridge Homeowners Association*

## 6. Old Business –

- a. **Landscaping / Snow Removal** – Discussion of upcoming Landscaping & Snow Removal contracts for the 2022/2023 seasons.
- b. **Tennis Court Repair Meeting** – Bob Long and Rebecca Mason had a discussion with Kathy Fromuth and Hank Phillips (two residents that volunteered to help with the tennis court project) on January 5, 2022 via a conference call. A decision was made for colors and line placement for the Tennis/Pickleball court.
- c. **Oak Hill Sewer Line Break** – The Board was notified of an issue where an Association Tree caused a Sewer line break. The board approved via an email vote to reimburse the homeowner for the repair.

## 7. New Business –

- a. **Rules & Regulations** – The Board has been working on combining all previous Amendments and revising the Rules and Regulations for well over a year now. A motion was made to approve the Rules and Regulations by Bob Long, Sally Cusimano Seconded.
- b. **Rules & Regulations Distribution** – After packets are printed up for all Homeowners and all Rental homes. Some of the Board will distribute copies of the new Rules & Regs to their neighbors. The remaining copies will be mailed. A file of the Rules & Regs will be placed on the website.
- c. **Board Secretary** – There is a need to fill the Board Secretary Position, since our current Secretary can no longer serve due to health considerations.

## 8. Work Orders – List reviewed.

## 9. 2022 Action Item List – List reviewed.

## 10. Next Meeting - March 2, 2022 5:00 pm Zoom Meeting

## 11. Adjournment – The meeting was adjourned at 6:40 pm

Respectfully submitted,

Donna Beissel