

**OAK HILL at SPRING RIDGE HOMEOWNERS
ASSOCIATION
ZOOM BOARD MEETING MARCH 10,2021**

Present: Jim Dreibelbis, Bob Long, Donna Beissel, Merl Zodel, Cheryl Spillerman,
Rebecca Mason

Meeting called to order at 4:30 PM

Minutes from January 26, 2021 approved as presented.

Financial Reports

Account Balances as of 1/31/21

OPERATING FUNDS

| | | |
|--------------------|---------|--------------|
| Operating Checking | 1/31/21 | \$ 94,803.84 |
|--------------------|---------|--------------|

| | | |
|------------------|--|--------------|
| CAB Money Market | | \$ 24,688.35 |
|------------------|--|--------------|

| | | |
|-----------------------|--|---------------------|
| CAB CD -.60% 12/14/21 | | <u>\$ 29,316.11</u> |
|-----------------------|--|---------------------|

| | | |
|--|--|--------------|
| | | \$ 54,004.46 |
|--|--|--------------|

| | | |
|---------------|---------|--|
| RESERVE FUNDS | 1/31/21 | |
|---------------|---------|--|

| | | |
|----------------------|--|--------------|
| Reserve-ICS Checking | | \$ 21,967.24 |
|----------------------|--|--------------|

| | | |
|--------------------------|--|--------------|
| Res-CAB CD 1.00% 11/2/22 | | \$ 27,415.95 |
|--------------------------|--|--------------|

| | | |
|--------------------------|--|--------------|
| Res-CAB CD 1.00% 6/17/22 | | \$ 27,071.03 |
|--------------------------|--|--------------|

| | | |
|---------------------------|--|--------------|
| Res-CAB CD 1.49% 12/18/20 | | \$ 27,480.18 |
|---------------------------|--|--------------|

| | | |
|--------------------------|--|--------------|
| Res-CAB CD 1.00% 4/29/22 | | \$ 35,120.58 |
|--------------------------|--|--------------|

| | | |
|--------------------------------|--|---------------------|
| Res-CAB CD 1.00% 3/6/21 | | \$ 25,849.37 |
|--------------------------------|--|---------------------|

| | | |
|-------------------------|--|--------------|
| Res-CAB CD 1.00% 4/5/21 | | \$ 26,364.71 |
|-------------------------|--|--------------|

| | | |
|-----------------|--|---------------------|
| Res-ICS Account | | <u>\$109,105.96</u> |
|-----------------|--|---------------------|

| | | |
|---------------------|--|--------------|
| TOTAL RESERVE FUNDS | | \$300,375.02 |
|---------------------|--|--------------|

Motion made and seconded to purchase Premium 18 month CD's for those maturing 3/6/21 and 4/5/21, at .6%.

Discussed Audit and the Association's income of \$11,584. Motion made to put this amount into ICS checking account.

Delinquency Report

Discussion of violations at various locations.

Resales - one since last meeting.

ACC Requests

| | | |
|-----|------------------------------------|----------|
| 323 | Replace 3 windows in front of home | Approved |
|-----|------------------------------------|----------|

| | | |
|-----|---------------------------------|----------|
| 418 | Install radon mitigation system | Approved |
|-----|---------------------------------|----------|

404 Replace roof, gutters, downspouts

tabled

New Business

Feral cats - decided to start neutering and spaying program again with ARL.
Bob to set up 3 traps in 500 block.

Proposed Noise Regulations to be added to Rules and Regulations:

Sec 1, All residents shall respect their neighbors by not allowing any noise (as defined in Sec @) to emanate from their property between the hours of 10:00 pm and 7:00am Sunday through Thursday. Friday, Saturday, and Holiday hours shall be 11:00 pm and 7:00 am the next morning.

Sec 2, Restricted noises to include but not limited to: Music, television, loud talking/parties, Construction work. The Board shall consider each complaint on a case-by-case basis.

Sec 3, Procedures

Complaints to the Board shall be presented in written form to include the location, time of the violation, type of violation. The complainants name, address, phone number.

First Violation. Upon receipt of complaint, Board shall review the complaint and vote to proceed and issue a written warning letter to resident in violation. That letter shall include date, time and type of noise violation, and provide a section for rebuttal from the resident and if the resident in violation requests a meeting before the Board.

Subsequent violations. Upon receipt of subsequent complaints for the same activity at the same location the Board shall review the complaint and vote to proceed and issue a fine. The resident in violation shall be entitled to a hearing before the Board at their request and the original complainant will be required to appear. If the complainant refuses or does not appear, no fine shall be issued by the Board.

Violation schedule:

1st violation, warning letter

2nd violation, \$25.00 fine

Subsequent fines shall increase by \$25.00 for each violation

Work Orders

- | | | |
|-----|--|----------------|
| 312 | Replace missing plumbing vent cap in driveway which was knocked off by snow plow | M&M Mechanical |
| 317 | Replace plumbing vent cap in driveway which was damaged by snow plow | M&M Mechanical |
| 320 | Replace plumbing vent cap in driveway which was damaged by snow plow | M&M Mechanical |

Annual Meeting

Scheduled for April 21, 2021 at 6:00PM via Zoom
Jim Dreibelbis and Donna Beissel are up for re-election.

Walk-thru of community by Board week of 3/29/21 - exact date to be determined.

Respectfully submitted,
Cheryl Spillerman