

Oak Hill at Spring Ridge Homeowners Association

ANNUAL MEETING

April 21, 2021, VIA ZOOM

6:00 PM

Present: Jim Dreibelbis, Board President
Bob Long, Vice President
Donna Beissel, Treasurer
Merl Zodel, At Large
Rebecca Mason, Community Manager, Danella Realty & Mgmt.
Eileen Kahn, Assistant Community Manager, Danella Realty & Mgmt.
(Cheryl Spillerman, Secretary - Absent – Medical Issue)

President, Jim Dreibelbis called the meeting to order at 6:00 pm. Minutes from the Annual Meeting on June 30, 2020 were approved as submitted. The meeting was attended by 10 community residents.

Rebecca Mason submitted Year-to-Date 2021 Financial Review:

<u>Operating Funds</u>		February 28, 2021
Operating – Checking	\$ 94,803.64	
<u>Capital Reserve Funds</u>		February 28, 2021
Reserve – ICS Checking	21,967.24	
Res – CAB CD 1.00% 11.2.22	27,437.00	
Res – CAB CD 1.00% 6.17.22	27,094.03	
Res – CAB CD .40% 9.18.21	27,489.52	
Res – CAB CD 1.00% 4.29.22	35,149.45	
Res – CAB CD .60% 9.16.22	25,871.33	
Res – CAB CD 1.00% 4.5.21	26,387.09	
Reserve – ICS Account	<u>\$109,118.51</u>	
Total Capital Reserve Funds	\$300,514.17	
<u>Operating Reserve Funds</u>		
OP-Money Market Funds	24,691.19	
OP-CAB CD 2.03% 10.14.19	<u>29,331.05</u>	
Total Operating Reserve Funds	\$ 54,022.24	

We are under budget on Snow Removal for the year so far, leaving \$9400 for snow removal at the end of the year.

President's Report – Jim Dreibelbis

1. Introductions of Board Members and Candidate Sally Cusimano

2. Home Sales – In **2020**, **15** Homes sold at Oak Hill. So far, in **2021**, **4** homes have sold and closed as of today's date.

3. Introduction of new residents

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4. Last Year's Capital Projects:

- **Entrance Sign** – The entrance sign was refurbished for \$3,573. Horst
- **Boulder Wall Repair** – Between the 400/200 block \$1,250. Edwards
- **Brick Retaining Wall Repair** – 200 Block \$1,450 Weiler's Masonry
- **Reserve Study Update** – \$3,750. Kipcon
- **Sidewalk Repairs** - \$805. Edwards
- **Drainage** – Last year we spent \$25,159 on drainage replacements.

309-311 Oak Hill - Rear Area	\$5,350	Edwards
309-311 Oak Hill - Front Area	\$6,880	Edwards
510-511 Oak Hill – Front Area	\$6,877	Edwards
222-224 Oak Hill - Rear Area	\$3,455	Edwards
115-118 Oak Hill – Rear Area	\$3,130	Edwards
405 Oak Hill – Rear Area	\$ 532	Edwards

*** Due to the continuing issues with drainage, the Board recently decided to retain an engineer to provide guidance on correcting drainage issues.**

2020 Reserve Study - We update our reserve study every few years. This is a guide for determining how much money we should put away each year for capital projects. It also is a guide to looking at the current condition of the common area components that the Association maintains such as streets, sidewalks, fencing, tennis court, basin, drainage, and signs. The 2020 Reserve Study predicts that we will need to replace the asphalt sidewalk and the tennis court will need to be reconstructed in approximately four years. You may view a copy of the reserve study on our website, or you can ask our management company to email you a copy. Overall, we have been diligently funding our reserves and the reserve fund is very healthy.

5. 2021 Planned Projects –

- We will continue with shrub and tree replacements, as our community is aging. If you have a landscaping request, please put the request in writing to our Management Company. The Board will review the request and any new plantings will be in the Fall.
- As stated earlier, we will be retaining an engineer to review our drainage issues this year. We will continue to monitor concrete sidewalks and replace any that are serious tripping hazards. We do not replace sidewalks that have hairline cracks.
- The 4" x 4" posts along the streets are rotting. We need those posts to keep vehicles from parking on or driving over our lawns. The Board is looking at replacing them but not certain whether to continue with the 4" x 4" wood posts or use another method. If you have suggestions, please let us know.
- The Board is reviewing and revising our current rules and regulations to update them with new concerns and clarify existing rules and regulations. We hope to have them completed by this fall and will do a mailing once completed.
- We are planning on sending a community directory in the next couple of weeks. Kindly email Eileen Kahn if you would like to be in the directory. If you have not sent in the form, the deadline is Monday, April 26th.

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REMINDERS:

6. Landscaping – New plants will be installed within the next week, **please water the new plants.** There will be more replacements this fall. Please send your written requests to our management company, who will keep a list of your requests that will be reviewed by the Board.

7. Villages of Spring Ridge Pool Membership – Although it appears we are seeing some light at the end of the tunnel for this pandemic, the Villages of Spring Ridge is having some difficulty finding pool attendants this year. Because of the Covid-19 guidelines, they would prefer adults or older teenagers to perform the attendant duties. The opening of the pool, as well as the hours and days that the pool is open will be determined by the number of attendants. If you are interested in becoming an attendant, please contact Eileen Kahn or Rebecca Mason at our management office.

8. Stray Cats – The Board will be working with a non-profit organization to trap them, neuter them and find them homes. If they are not able to find homes for them, they will be released to the areas they were originally trapped. If you see a trapped cat or any other animal, kindly contact the management office so that they can be released.

9. Skunks – We are continuing to experience a high number of skunks wandering our community this year. We are setting traps.

10. Parking on the Grass – We keep noting that resident guests and contractors are both parking on the street and on our lawn. Please advise them to park on your driveway or guest parking.

11. Exterior Alterations – A reminder that you need to submit an Exterior Alteration Form prior to do anything to the exterior of you home (landscaping, roof, windows, siding, etc.) and obtain written approval before starting the project.

12. Trash & Recycling Containers – Please put containers away the same day that trash and recycling is collected.

13. Power Washing Siding & Patios Reminder – A notice was included in the March 2021 Newsletter instructing homeowners with dirty siding and dirty patios to have them power washed by June 1, 2021. A follow up inspection will occur after that date.

14. Dryer Vent Inspections & Cleaning – You are reminded that this is the year that all dryer vents must be inspected and cleaned by December 31, 2021. Please provide proof of compliance by sending your receipts to Danella Realty & Management.

15. Social Committee Report – Merl Zodel – Due to Covid 19, there are no events currently scheduled. The Club house is expected to open in Early May. It may be available for Rentals, with a Waiver at that time.

Election – The newly elected Board Member is Sally Cusimano; Donna Beissel retains her position.

President adjourned the meeting at 6:45 PM.

Respectfully submitted,
Donna Beissel (for Cheryl Spillerman)