

# OAK HILL AT SPRING RIDGE HOMEOWNERS ASSOCIATION

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Board/Management Meeting Minutes – October 26, 2021

Bob Long called the meeting to order at the Villages of Spring Ridge Recreation Center at 4:30 PM. In attendance was Bob Long, Cheryl Spillerman, Donna Beissel, Merl Zodel, Sally Cusimano and Rebecca Mason (Danella Realty & Management).

The July 20, 2021 Board Meeting minutes were reviewed. Donna Beissel pointed out a couple of small revisions. Cheryl Spillerman motioned to approve the minutes; Donna Beissel seconded. With those revisions, all approved. Management reminded the Board that the Board Secretary should be taking the minutes. The appointed Board Secretary has rescinded her interest in preparing minutes. Another Board member will need to step forward or the Board will need to find a volunteer or pay someone to take minutes. Discussion tabled until the next meeting.

## Financial Highlights:

- As of the end of September 2021, there was \$76,515.79 in checking, \$54,149.22 in Contingency Operating Fund and \$323,004.09 in the Reserve Fund.

## Delinquencies (Review of high past due balances):

- Nine homeowners had not paid the quarterly fee by October 15, 2021 and two homeowners had small balances past due. The total past due was \$4,808.79. All past due owners will receive past due notices.

## Resales: Two pending resales since the last meeting:

- 214 Oak Hill and 415 Oak Hill.

## Old Business:

- **Landscape Proposal** – The Board had questions regarding a fuel surcharge and if a CPI adjustment was in addition or included in the 3% increase proposal. Management will reach out to the contractor for an explanation. Discussion to be tabled until receiving additional information.
- **Tennis Court Repair** – The reserve study estimated that to re-pave the tennis court, it would cost \$31,815. Schlouch provided a proposal for \$30,020. The reserve study estimated it would cost \$6,432 to recoat the tennis court in 2020. However, actual cost to have it recoated in 2014 was \$7,800. Management reached out to Sports Builders, Top Coat, Mainline Tennis and The Breneman Co. for proposals. Only the Breneman Co. and Mainline Tennis responded. Breneman's proposal was \$12,000 and Mainline Tennis estimated their proposal for recoating next spring would be around \$20,000, as the cost of materials have skyrocketed. Cheryl motioned to accept both Schlouch and Breneman's proposals, Bob seconded. All approved.
- **Sidewalk & Brick Pillar Repair Project** – The Board signed a contract to repair a variety of areas of sidewalk and repair the brick pillars along the fence line with ChemKrete. Homeowners will be notified as soon as these repairs are scheduled.

## New Business:

- **Oak Hill Resident Directory** – Eileen Kahn created the Community Directory. Management asked if this directory should be mailed or made available on the websites. The Board decided that it should be made available on the website unless a resident that does not have a computer requests a printed copy. The directory is only as current as the date it was created.

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- **2022 Proposed Budget** – The Board approved the proposed budget for 2022, which will increase expenses by \$8,315. \$6,000 of the increase will go to landscaping improvements. Management to check with Danella's CFO to see if Oak Hill can use prior year's excess funds to offset the increase. Bob motioned to approve the budget, Donna seconded. All approved.
- **Parking Issue in 500 Block** – There has been an excess of cars in the guest parking lot that is apparently from one unit. The Board will review the rules and regulations regarding this matter and Management will write a letter to the homeowner, property manager and tenants.
- **Rules & Regulations** – In process of revisions. The Board would like to address in-home businesses in the rules and regulations. The next Board meeting will be dedicated to reviewing and finalizing the rules and regulations.
- **511 Oak Hill Drainage Issue** – The drainage correction by Edwards last year did not completely correct the issue. Steve Nester from Schlouch Co. met with four Board members, the homeowners and Management to discuss a remedy to the pooling water on the driveway and in front of the electrical box. Steve recommended repaving the 511/512 driveway to direct the water towards the existing drain. In addition, he will lower the existing drain top, so it is below the street level and add concrete at the base, so water does not stand in the drain. He would remove the existing plants and lower the grade on the adjacent planting bed to allow water to flow into the drain. The proposed price is \$9,960.38 but does not include replacement plants. Please review the attached proposal. This does not including any replacement plants. Bob motioned to accept this proposal and Cheryl seconded. All approved.
- **Newsletter Articles** – Bob provided some proposed newsletter articles for the Board to review. The Board is to get back to Management by Friday, October 29, 2021 with any revisions and any more articles.

**Work Orders:** Log reviewed.

**Action Item List:** List reviewed.

**Added Agenda Items & Discussion:** The Board agreed to permit a homeowner to trap, neuter and release five more cats residing in the community at the homeowner's cost. The homeowner is to accomplish this within the next four week. It was reported that there is a resident smoking and throwing cigarettes along the street and there was even a mulch fire as a result. Residents will be reminded in the next newsletter not to dispose of their cigarettes on common ground.

**Next Meeting:** November 18, 2021 to focus on Rules and Regulations

**Meeting adjourned at 7: 37 PM.**