

## OC HOA Meeting 03-08-16

- Board Members:
  - Jerry Vickers
  - Terry Baker
  - Gayle Milton
  - Shayne Templet
  - Crystal Brown
- Meeting called to order
- Shayne Templet
  - 2014- Worst year in sales to date
  - 2015-Best year in sales to date
- Social Committee
  - Margo Chaney
    - Looking for people to participate in social committee- If interested, contact Margo
    - She will send email reminders for upcoming events
- Pool/Clubhouse Committee
  - Members
    - Barbara Wyckoff
    - Mark Chaney
    - Bo Jacks
    - Jolene Vickers
    - Gloria Mims
  - Barbara Wyckoff
    - “In Season” is May 1- Sept 30
    - Proposal for new furniture and maintenance
    - Letter will be sent closer to the opening date with pool rules & info
    - Reminder: Call Barbara before clubhouse reservation so she can turn off alarm
  - Mark Chaney
    - Fitness room- Looking at cooling options for summer

- Lawn Maintenance Committee
  - Members
    - Sheila Cooper, Jerry Vickers, Bobby Hartway, & Glen Sanders
  - Meetings are every Thurs from 4:30-6:00 at clubhouse
  - Sheila Cooper
    - Reviewing all contracts
    - Working with contractors to make adjustments
    - Working on 2016 budget
    - Getting bids for 2017
    - Addressing lawn mowing in Phase 1- Contractor is aware of new requirements
    - Fence issues will be addressed- Weed eaters must have guards & paint will be touched up
    - Siding issues will be addressed- \*Must fill out form & send pics for pre-approval
    - Working on planting at entrance & inside pool area
    - Working on irrigation
    - Working on tree replacement & mulch
    - Addressing sidewalk cleaning, holes in ground, & overgrowth
  
- Padgett Services
  - Cindy Minter
    - Survey of 8 questions
      - Received 30 responses
      - Majority selected yes to reduce HOA dues
        - Question: Sheila Cooper requested clarity on reducing dues. The response was that the survey was trying to get an assessment.
        - Question: Jim Heck requested more info on what dues cover. Shayne responded by telling him where he could find info.
        - Question: Cheryl Metz said that she did not receive a survey as she is a new homeowner. The response was a discussion on how to include the newest homeowners & get their contact info.
    - Balances
      - 6 accounts (3 reserve & 3 operating)
      - See Summarized Balance Sheet for amounts
      - See Profit & Loss Sheet for more details

- Finance Committee
  - Members
    - Jerry Vickers & Larry Jacks
  - Jerry Vickers
    - Refer to OC HOA 2015 Performance & 2016 Plan Sheet
      - Budget
      - Expenses
      - Balances
        - Question: Cheryl Metz asked how many years is the clubhouse mortgage. The response was 17.5 years amortized.
        - Question: Margo Chaney asked who questions need to be directed to. The response: Jerry Vickers for budget, Cindy Minter for profit & loss, and Board for other.
        - Question: Many people asked about the reserve numbers, and this is based on the HOA dues remaining the same.
- HOA Topics of Discussion
  - Bob Bowman- He is working on standardizing light sensors to save the homeowners money (will have more info soon)
    - Jane Ahrens commented that there are no light sensors at her house.
  - Larry Jacks- He is checking into rain sensors & other things to save money
  - Barbara Wyckoff- Wanted to let everyone know that she is aware of the pool lighting issue
  - Margo Chaney- Pointed out that house #'s are not in a consistent location & we needs to look into changing this for emergency purposes
  - Sheila Cooper- Asked about establishing a covenant committee to review violations (Example: Faded fences & shutters). Fees may be considered.
    - She also stated that stepping stones must be ground level for lawn maint.
  - Mike James- Asked if anyone has been having issues with water bill? People suggested that meters be checked from time to time for leaks, etc.