

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
November 9, 2022

Cerisa called the ZOOM meeting to order at 7:02 pm.

1. Establishment of Quorum (7):

a. A Quorum was established with the following members Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Dana Suverkop, and Keturah H. Joneson

2. Agenda:

a. Approval of Agenda –

Motion to approve agenda (Dana) seconded (Todd).

Motion carried. (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop (0) Nays

3. Minutes:

a. Approval of Meeting minutes, Regular October 12, 2022

Motion to approve minutes. (Dana) seconded (Todd).

Motion carried. (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop (0) Nays

b. Approval of Executive Committee Minutes

Motion to approve minutes. (Cerisa) seconded (Mike).

Motion carried. (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop (0) Nays

4. Public/Board Comments:

a. A homeowner inquired about a sign that is displayed on a home that is under construction and if signs from contractors are allowed.

b. A homeowner inquired about a porta potty on a residence property that is under construction.

5. Correspondence:

a. Chris reported that he has not received any correspondence.

6. Reports:

a. Administrative Report-Chris

1. Chris made an introduction and welcoming of our new administrator Emma Waroff. Chris reported that training had started and was going well.

b. Maintenance Report – Chris

1. Chris reported that the pool is crystal clear, chemical levels have been, pumps have been working properly and have had no issues in 2 weeks. Chris reported that the sliding glass door replacement was waiting on two contractors to come out and give estimates. Chris also updated us on the Mailbox placement being postponed last week due to his auger breaking.

c. Executive Session Actions

1. Motion was made and passed to hire Emma Waroff as the Oak Hills Administrator.

d. Greenbelt-Rod

1. Rod reported a homeowner wanted the approval to use gravel on Foxtail. The gravel will be installed with weed block from the sidewalk on OHHA property at no cost to OHHA. Rod noted it would look better and reduce maintenance.

Motion to approve (Rod) seconded (Todd).

Motion carried. With (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop (0) Nays

2. Homeowner on Scarlet Oak removed vegetation on the access path and now wants to cover it with gravel. Owner wants \$350 reimbursement from the Board for the purchase of that gravel.

Motion to approve (Rod) seconded (Todd).

(3) Ayes: Cerisa Skinner, Rod Karg, Todd Fridey.

(4) Nays - Dana Suverkop, Fernando Munoz, Keturah Joneson, and Mike Kelly

Motion Denied.

e. Acceptance of the Monthly Financial Reports

1. Rod motioned the transfer of \$881.02 from the reserve account to debit account to pay for the replacement swing change in the park. Seconded (Cerisa).

Motion carried. With (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop

2. Rod motioned that the Board approve the 2023 assessment increases for the private drive funds as recommended by the Reserve Study. Seconded (Todd).

Motion carried. With (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop (0) Nays

7. Old Business

a. Todd motioned to accept the proposal from Blackthorne to redo the plumbing in the pump room and replacing DE Filters with sand filters. Seconded (Rod).

Motion carried. With (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop

8. New Business

a. Rod motioned for the pool to close on the First Monday of November every year and that the pool to close on November 10, 2022.

Motion to approve (Rod) seconded (Todd).

Motion carried. With (7) Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop

b. The Oak Hills Sign – a replacement Oak Hills sign on 156 needed. The board decided to research the requirements for rebuilding the Oak Hills sign after much discussion. They will hold an executive meeting on the 19th to discuss further all the info and placement of the sign.

c. The Christmas House Decorating Contest winner will receive a \$100 gift card.

Motion to approve (Mike) seconded (Todd).

Motion carried. With (7) Ayes: Cerisa Skinner, Rod Karg, Mike Kelly, Fernando Munoz, Todd Fridey, Keturah H. Joneson, and Dana Suverkop

Adjournment – The meeting was adjourned at 8:20PM by Cerisa

Next Regular Meeting – ***December 14, 2022, 7:00 pm***