

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
March 10, 2021

Board members Present: Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly, Fernando Munoz, Jackie Lonero, Barbara Gulley, Renate Harvey and Todd Fridey

Tom called the ZOOM meeting to order at 7:03 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Rod/Barbara. Motion carried.
3. Minutes:
 - a. Approval of February 10, 2021 Regular Session Minutes. Motion to approve February 10, 2021 Regular Session Minutes. Rod/Barbara. Motion carried.
4. Public/Board Comments
 - a. A homeowner commented on a camper trailer that is parked in the front yard which looks like someone is living in it. Tom suggested to call the county if there is a violation occurring. The homeowner suggested that a possible RV storage area be created on the HOA property and charge for storage.
 - b. Barbara G. commented that she saw a homeowner in the playground playing with his dog. Barbara mentioned to the homeowner that dogs were not allowed and he shrugged off her comment.
 - c. Michelle asked if newsletters were sent to renters yet.
5. Correspondence:
 - a. Rod received an email from a tennis player that would like to assist on bids for resurfacing the courts.
 - b. Steve reported he received a voice message from a homeowner complaining about their neighbor playing loud music. She did not leave her name or number for a call back. An article about noise was run in the November 2020 newsletter.
 - c. Barbara received a correspondence from a homeowner who was in favor of a dog park. Rod's neighbor also was interested in a dog park.
6. Reports:
 - a. Maintenance
 1. Tom updated the Board on Mitch's project list.
 2. Tom reported that the pool is opening March 14th. Tom motioned to open the pool Saturday, March 13th. Barbara seconded the motion. After discussion, a vote was taken and the motion failed.
 3. Mike had a concern if there were any issues with not using the hot tub in over a year.
 - b. Budget/Utility Report
 1. The monthly Budget report for February 2021 was presented. Rod/Jackie motion to accept the budget report as presented. After discussion, a vote was taken and the motion passed.

c. Financial Report Review

1. Renate and Rod attested that they have reviewed the February 2021 financial documents and reports.

d. Administrative Report -

1. Steve asked for a motion to move \$600.86 from Reserve Account to General to fund office replacement computer purchased in January. Rod/Renate. A vote was taken and the motion passed.
2. Steve reported there are two properties that are past due and have been sent a pre-lien letter. He asked for a motion to start the lien process. Property A has a current balance of \$789.12 and Property B has a balance of \$650.40. Rod motion for Steve to start the lien process on Property A & B. Dana seconded the motion. After discussion, a vote was taken and the motion passed.
3. Steve updated the Board on the Access System at the pool – System running very slow. He is working with Core Surveillance to correct the issue.
4. Steve gave an update on the Hwy 156 fence replacement project.

e. Greenbelt - Rod

1. Rod reported that he and Jackie have selected some plants. Rod has prepared the ground the for planting.
2. Rod has advertised for greenbelt mowing. He said the person that mowed last year had increased his rate by 17%.

f. Executive Sessions Actions

1. None to report.

7. Old Business

a. Tennis Court & Playground access gate locks

1. Dana updated the Board with the gate lock project for the tennis courts and playground. Dana suggested better signage at the gates and establish a better use policy.

b. Weekend Pool Maintenance Position

1. Todd has not received any response to previous advertising. He will expand the advertising.

9. New Business:

- a. None

Adjournment – The meeting was adjourned at 7:50 PM. Jackie/Todd

Next General Meeting Date – April 14, 2021 via ZOOM, 7:00 pm