

Oak Ride Mountain Community Homeowner's Association  
Annual Meeting  
March 23, 2019

Meeting was held at the CORE Building at 142 River Terrace, Ellijay, GA. Meeting was called to order by Bob Salman, President at 10:07 AM.

2018 meeting minutes were read by Lisa Salman, and approved by membership in attendance.

The following proxies were registered:

Iris Angel to BOD  
Glenda Sykes to Charlie Wilson  
Daniel Thomas to Charlie Wilson  
Dan and Amy Powell to Charlie Wilson  
Pat Dunn to Jack Price  
Dale Bennett to Charlie Wilson  
Regina Paulsen to Charlie Wilson  
Johnny Witt to Charlie Wilson  
Carlos Vila to Charlie Wilson  
Robert Erickson to Bob Salman  
Nigel and Sherrie Los to Charlie Wilson

Members present:

Bob and Lisa Salman, Sue Carringer, Charlie Wilson, Jack and Mary Price, Terry and Debra Kirkland, Maggie Genius, Rebecca and Scott Young, Ken and Marti Dulac

Board of Directors was introduced to Bob Salman.

Jack Price, Treasurer provided 2019 account balances, but there was no "actuals" report or 2019 – 2020 proposed budget presented to membership. Current balances are as follows:

Professional services account - \$ 5095.75  
Road System Reserve Account - \$406.32  
Water System Reserve Account - \$5923.41  
General Fund Account - \$ 11,004.99  
Water System Account - \$6,774.57

Jack reported that \$48,490.82 was spent on the paving of Oakridge Way from the bridge to the loop at the top of the road. Jack also reported that the current CD was cashed to help pay for the paving. Jack also reported that there were over \$6500 in delinquent fees that were collected. Treasurer's report was approved by membership.

Charlie Wilson reported on water system, however; not hard copy of financials was provided. Charlie reported repairs had been done by Sweat Plumbing in the amount of \$1870, Water testing in the amount of \$396, Georgia Power \$1546, well houses sprayed for carpenter bees \$125, \$2125 for gravel to well houses. Lisa Salman asked for a hard copy of these expenditures for the record.

Jack Price updated the members present on the roads. There are a few “sinking” areas that need investigation in case there is water leaking under the road. Surge stone has been purchased for runoff areas next to road to preserve the pavement from erosion.

Mark Needham reported on the many projects that were done by the Board in 2018. Power washing gate, painting lights, cleaning street signs, numbering pump/well buildings. Mark provided an estimate from the Hensley Brothers to do further road cleanup in 2019 in three phases. Cost estimate was provided to membership. Mark also reported about the possibility of Gilmer County providing water to the community in the future. Two options were presented in paper form to the membership present. This will need to be further investigated and will warrant a vote by the community on how to proceed once the financial cost is submitted to the Board. Mark also provided a hard copy of the ground maintenance budget to the membership. A total of \$6200 for the year.

Bob Salman gave a report of the repair and future repair needs for the retention pond. Last year the overflow pipe was repaired and the retention pond kept the water level at the norm for nearly a year. Recently, the retention pond’s water dropped dramatically. A beaver dam was discovered, but also water was leaking around overflow pipe and through the pipe running under the earthen dam. A Lake committee has been formed – Charlie Wilson, Walt Parson and Ernie Carringer. Estimated are been sought for further repair. A current estimate was given to the committee in the amount of \$2500 to further investigate problem to give an estimate on total repair. This item is a priority to the community as the earthen dam may be in jeopardy of failure.

New Board was elected for 2019 – 2020 and is as follows:

President – Terry Kirkland  
Vice-President – Mark Needham  
Secretary Rebecca Young  
Treasurer – Jack Price  
Member at large – Charlie Wilson  
Website – Mark Needham  
Architectural Committee – Sue Carringer

Meeting Adjourned at 11:47 AM

Respectfully Submitted,

*Lisa Salman*  
Secretary