

**Oakridge Mountain Community Association
Annual Meeting
August 1, 2020**

Meeting was held at the Comfort Inn & Suites at 234 Highland Parkway, Ellijay, GA. The meeting was called to order by Mark Needham, President, at 10:01 am.

Mark started the meeting with a moment of silence in memory of Charlie Wilson, long-time Oakridge community member, who passed away in 2020. Charlie's contributions to the community were also noted.

The remaining Board of Directors was introduced by Mark Needham – Walter Parsons, Vice-President; Rebecca Young, Secretary; Jack Price, Treasurer and Nigel Los, Member At Large.

Members Present:

Bob and Lisa Salman, Glenda and Wayne Sykes, Rick George, Tim Swafford, Jack and Mary Price, Walter and Jan Parsons, Ernie and Sue Carringer, Barb and Steve Gardner, Maggie Genius, DJ Jones – proxy for Lori Quail, Mark and Cathy Needham, Ashley Stover; Nigel and Sherrie Los, Kyle and Mackenzie Haley and Rebecca Young

New Members were asked to stand and introduce themselves. The members welcomed Tim Swafford, Kyle and Mackenzie Haley, Ashley Stover and Steve and Barb Gardner.

Rebecca Young read the 2019 meeting minutes. Motion was made, seconded and carried to approve the minutes as read.

Secretary's Report – Rebecca reviewed organizational progress made and underway for the community. A new community seal was ordered, new homeowner information packet developed and previous annual meeting notes are being scanned and stored electronically. Secretary's report was approved by membership.

Treasurer's Report - Jack Price reviewed budget report. Current balances are as follows:

General Fund:	\$40,056.71
Water System:	\$13,816.43
Water System Reserve:	\$5,940.33
Road Maintenance Reserve:	\$215.25

2020 Projected Income & Budgets

General Fund Income	\$23,940.00	Water System Income	\$7,560.00
General Fund Expenses	<u>\$25,840.00</u>	Water System Expenses	<u>\$18,333.00</u>
	(\$1,900.00)		(\$7,560.00)

Current year's expenses are higher than projected income. Prioritization of projects will have to be done based on current needs. The pipe under the dam is failing. Several options have been reviewed for remediating the issue including a siphon system and slipping in a new pipe. Board has been saving money back in general fund to help fund a permanent fix for dam. A paving company will be contacted

to come out and look at three areas in Oak Ridge Road. If a well is leaking and causing the issues, the Water System will pay for repair but if the well is not the issue, the General Fund will pay for it as there are not enough funds in the Road Maintenance Reserve to cover the potential expense. Treasurer's report was approved by membership.

Vice-President's Report – Walter Parsons reinforced issues with dam and the importance of getting it repaired to save the road system. Vice-President's report was approved by membership.

Member At Large's Report – Nigel Los reported that he has been working to get grounds maintenance and other projects organized and up to date within the community. He asked that anyone that has feedback on the grounds maintenance service to please let him know. Member At Large's report was approved by membership

President's Report – Annual meeting date was changed due to COVID-19. Multiple Board Meetings have been held in 2019 and 2020 to address community issues and HOA assessments. The community currently has the following issues – 1) a business being operated in the community and 2) a few community members are behind on assessments. In order to respect member's privacy, names are not given on issues.

Ashley Stover spoke and stated that she wanted to let people know that the issue with the business was at their residence, and it is being handled by their attorney. Mark let her know that the association's attorney is handling the issue, and we cannot discuss it any further. She respected that and then said she wanted to be transparent and not hide the issue.

Community committee meetings were also held this year. In order to keep people more informed, committee meetings will be posted on the ORMCA website. Since the association is a non-profit organization, it cannot hold funds in reserve unless we are targeting projects like the road maintenance or dam repair. President's report was approved by membership.

Committee Reports

Beautification Committee – Sue Carringer reported that a bid has been received to enhance the gate décor. The proposal includes adding a half circle on top to make the gate more ornamental. The gate hinges would need to be increased in strength to handle the additional weight. Bids were also received for enhancements around the pond. Total cost of \$4,212.87 with a breakdown as follows: Décor and hinges \$2,976; landscaping at the lake – clear off debris and remove small tress- \$400.00; picnic tables - \$437.87; fire pit - \$399.00. Report was approved by membership.

Mary Price was acknowledged for her work on the entrance board. Many members expressed their appreciation for her continued updating of the entrance board as it is a bright spot when entering the community.

Gate Committee – Rick George asked that all members send him the serial numbers on the back of their gate remotes. The current gate system is the original system installed and is impacted by lightning. After a lightning, all codes are erased but the remotes still work. Twenty new remotes have been added

to the system with half of them already purchased by members. A quote has been received on a replacement system that uses the current remotes but also has the option to call members cell phones to gain access. The quote for that system is \$4,651 installed. Pillars on both sides of the gate were leaning and quotes were received for repair from Ramjack and Aquaguard. Ramjack completed the repairs for \$3,900. The current gate system requires maintenance twice a year at \$160 per visit. Battery replacement is needed every two years at a cost of \$136.00. Report was approved by membership.

Ground Maintenance Committee – Nigel reported that the current service costs \$5,300 annually which includes cutting the roadways and common areas six times per year and trimming the tree limbs once per year. Tree limbs will be cut the first part of August and will be done in three phases – Phase 1 - Oak Ridge Road, Phase 2 – Oak Ridge Way and Phase 3 Oakcreek area. Nigel requested feedback on any other landscaping companies that might be able to provide service for the community. Report was approved by membership.

Road Committee – Jack gave an update on the paving needs for the final gravel road in the community. It is more cost effective to pave this road versus maintaining it with gravel. The road needs to be graded such that water flows down to the ditch which will help fix the current erosion problem. Curb section needs to be added around Haley's driveway to help with water drainage. Well House #1: Needs a culvert and a ditch to create a way for water run off properly drain. The unpaved road to one of the well houses will also need to be paved. A question about ability to have Bear Path access was raised – do we have the legal right to use it during times of inclement weather? Can the community get an easement to use that road? Currently, it is overgrown with trees and brush, so it would be difficult to navigate. Jack will do further investigation on this option. Report was approved by membership.

Water Committee – Mark reported that the water system is currently in good shape. A new connection and backflow valve was installed at the Syke's residence. New connections and backflow valves need to be installed at most of the houses that are on the community water system. The cost is \$175 per box, so the committee is trying to upgrade about five residences per year. If community members do not want to wait for the committee for installation, they are welcome to contact Mark and get information on whom to contact to install it for their own residences. Some bigger valves in the main system need to be replaced. Main valve replacement cost is \$3,700 per valve. Two valves down by bridge have a pipe coming out at an angle and if not exercised regularly, sediment builds up. Community needs to get a water valve expert to tell us what we need for our community to maintain our needs and volume. Report was approved by membership.

Old Business:

County Water – Charlie was handling this project. Overall, it would be more expensive to members than the current community system with an estimated initial hook-up fee of \$3,500 per residence. Phase 3 would not be included. The association would have to have a 100% vote to approve the county water. It was noted that the county will not pay for any road repair needed caused by water line installation. Any damage caused would be repaired at the expense of the community.

Pond – An additional section of pipe in the pond has failed causing the water loss in the pond. Last year, three options for repair were given by engineers to solve the problem. One additional option would be to change the pond area to a creek with landscaping around it. Motion was made, seconded and carried to form a committee to do an exploratory study on the options of a creek versus pond and all costs associated with each option.

New Business:

Well #2 – A generator is needed for this well at a cost of \$5,700.

UPS and DHL Deliveries – Substitute UPS drivers and most DHL drivers will not use gate code to deliver into the community. Discussion was had again about upgraded system that would allow for drivers to call for access. Members agreed that the new system more than likely would not solve delivery issue as most drivers will not call for access.

Contact Roster – Community has a contact roster. Question was raised if this can be shared with all members. Rebecca will follow up on this request.

Election of New Board Members

President – Nigel Los
Vice President – Sue Carringer
Treasurer – Jack Price
Secretary – Rebecca Young
Member at Large – Steve Gardner

Committees

Architectural Design Committee - Sue Carringer and Lisa Salman
Pond Committee– Wayne Sykes, Ernie Carringer, Josh Stover, Jack Price – Chair and Bob Salman
Beautification Committee – Sue Carringer and Glenda Sykes
Water Committee – Mark Needham
Gate Committee – Rick George and Nigel Los
Road Committee – Jack Price
Ground Maintenance Committee – Nigel Los

Meeting was adjourned at 12:52 pm.

Respectfully Submitted,

Rebecca Young

ORMCA Secretary