

**Oakridge Mountain Community Association
Special Members Meeting
October 10, 2020**

Meeting was held at Harvest Missionary Church, 400 Clear Creek Road, Ellijay, GA. The meeting was called to order by Nigel Los, President, at 10:00 am.

The Board of Directors was introduced by Nigel – Sue Carringer, Vice-President; Rebecca Young, Secretary; Jack Price, Treasurer and Steve Gardner, Member At Large. New members were asked to stand and introduce themselves.

Members in Attendance – Steve and Barbara Gardner, Lisa Salman, Ty and Cindy Yokum, Tim Swafford, Walt and Jan Parsons, Mark and Cathy Needham, Jack and Mary Price, Maggie Genius, Mackenzie Haley, Wayne and Glenda Sykes, Rick George, Ray and Yanling Clark, Ernie and Sue Carringer, Carlos and Ana Villa, Nigel Los, Scott and Rebecca Young

Grounds Maintenance Update

The community has a new grounds maintenance service. New vendor bid \$3K bid vs. previous vendor's bid of \$6K. New vendor completed tree trimming a couple of weekends ago. He is a one man company so it takes two days to trim the entire community. He might not pick up all clippings/trimmings until the second day. He is licensed and insured. Previous vendor wanted to use bush hog to cut back trees and undergrowth which is not aesthetically pleasing for the community grounds.

Pond/Dam Discussion

Rebecca read the open item from the 2020 annual meeting notes concerning the pond/dam. Nigel recognized the pond committee members and thanked them for helping to work through ideas/solutions to the current issue. Nigel reviewed the history of the pond issue and urgency to find a solution.

Park with Stream Option – Overall cost to landscape pond area to make it into a park and fill in the dam pipe is estimated to be at minimum \$150K. To be ADA compliant, a ramp to the park area would have to be installed which is estimated to be \$50K. It would also cost \$200 per landscaping maintenance visit to maintain the park area or \$1,000 per year above what the community is paying today. This option would still require fixing the pipe. Main issue discovered is that the HOA only owns ¼ of the property that makes up the pond area. This option would require all homeowners to agree to the park, easements signed and additional insurance coverage obtained by the HOA for the area. Due to the costs and complications of the park, it was not viewed as a feasible option.

Siphon System Option - The dam would require three siphons and opening 25 feet of the dam to install the siphons. Road over the dam would be inaccessible for several days. No power would be required as all siphons would be gravity fed. Option was estimated to cost around \$90K per engineering survey. Cost would be \$150K if a partial bridge had to be installed in order to provide access to the community during construction period. The project cost and impact on community access eliminated this option.

Slip Line New Pipe Inside Existing Pipe Option: \$59K estimate from the engineering survey. When a contractor looked in the current pipe with a flashlight, only 18 to 24 inches of free space is available as current 36 inch pipe has collapsed. Based on space available inside the pipe, only an 18 inch pipe could

be put inside the existing pipe which would cut the water flow in half. New estimate for this option after the contractor review is \$70-\$85K. Main issue with this option is future water flow. If the area experiences a 100 year rain event – 7 inches or more of rain within a 24 hour period – the water would raise to within 1 foot of the top of the dam with an 18 inch pipe. Concern was raised around the amount of overflow from Logan Lake and if this would cause the pond to overflow if a big rain event happened.

Fabric Sock Option – A fabric sock would be put into the existing pipe which would conform to the pipe allowing for more water flow than the 18 inch slip line option. The fabric hardens with the addition of steam and has an estimated life of at least 100 years. Estimated cost is \$87K which includes a gate check valve which may not be needed as the valve could fill up with silt and debris and might not be functional. No permitting is required for this option. There is \$2.8K for permitting in the bid which would not be needed. If a large rain ever happens, the sock solution would allow for more water drainage and only raise total pond level 1.5 feet. The riser will be set at the original pipe height as it cannot be raised higher than the weir height of Logan Lake. The installation process works better at night and would have the road inaccessible for 4-8 hours as a crane would be blocking access. This is classified as a repair only. No contingency is built into the project for over runs, but if the check valve and permits are not needed, that will create a possible contingency of \$5-\$8K. It is estimated to take a week to complete the whole project. Estimate includes restoring dam area back to original condition.

Ernie made the motion to close the landscape/park option from the annual meeting open items and go forward with keeping the pond utilizing the sock solution for repair. Mark seconded and the motion carried.

Funding for the Dam/Pond Repair

ORMCA is considered a high risk HOA due to two factors – 1) Numerous lots do not have homes/improvements on them; and 2) one member owns 11 lots which is almost 20% of the lots in the community. It was also discussed that the general fund owes the water reserve \$20K due to the borrowing of funds from the water reserve to help fund the last road paving project. This limits the reserves to cover water issues such as valve replacement and new well digging. The road reserve is low as well so both water and road reserves need to be built back up to cover future repair needs.

Loan Option- Nigel and Sherrie researched loans available to HOA's and found that some banks will offer special HOA loans. If the HOA would default on the loan, this type of loan would garnish future HOA dues to repay the loan. Nigel talked to three banks, and BB&T was the only one that would entertain this type of loan without personal backing from HOA board members. The HOA has requested a \$90K - 10 year loan, but is not 100% approved yet as more financial information is required which Jack is putting together. This equates to a payment of \$980 per month for the loan. To repay the loan, annual dues would need to increase \$570/lot. The community would have to put \$7,500 in the bank right now to pay for future payments until 2021 annual dues are paid in February/March for 2021 dues.

One-Time Special Assessment Option – Each lot would be assessed \$2,500 to fund the pond/dam repair. All money would have to be collected before repair work could begin.

Annual HOA Dues – Options were discussed around raising annual dues to \$570, \$620 or \$670 per lot. Maggie made the motion for future dues to be \$670 per lot. Mark seconded the motion which carried with a 12 for to 4 against vote.

Mark made a motion to proceed with the pond repair loan of \$90K and, in the event the HOA loan does not get approved by the bank, a one-time assessment will be done for \$2,500 per lot and the annual dues will remain at \$420 per lot per year. Tim seconded the motion, and it passed with a vote of 15 for and 1 against.

Open Discussion

Mackenzie asked if other projects mentioned at the HOA annual meeting were on hold or would be done this year. The gate beautification project is on hold, but the road/pothole repairs will still be funded.

Maggie asked if the community had thought of using the app Nextdoor to help with community communication and to share contact information on vendors. Nigel stated that Ellijay Life can be a good resource for vendors as well.

Mark motioned to close the meeting and Ernie seconded. Motion carried, and the meeting was adjourned at 11:37 am.

Respectfully Submitted,

Rebecca Young

Rebecca Young
ORMCA Secretary