Oak Ridge General Board Meeting

May 9, 2019 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. Those in attendance were Celeste Reed, President, John Ganster, Vice President, Butch Arnett, Treasurer, Kenneth Clure, Danny Bloodworth and Dave Herron, General Manager.

Motion was made by Butch Arnett to approve the April 11, 2019 minutes and seconded by Danny Bloodworth. Motion was passed.

Maintenance report by David Herron, motion was made by Butch Arnett and seconded by John Ganster. Motion was passed. David Herron reported the maintenance crew has been working on the following:

* Cleaning up ponds
* Trying to get PH level straightened out at pools
* Trying to get summer help, which has been challenging
* Installing frost free faucets
* Replacing sewer pumps
* Mowing with new mower
* Picking up trash
* East lagoon pump is down and will take to Ardmore for repairs. Will replace with a pump that just got repaired.
* Getting fence ready for painting
* Weed eating
* Trying to repair roads and culverts
* Gate wasn’t working due to reflector clouding up. Getting info on voice over IP.
* Defined culvert at the Josh Fritz property
* Organized a committee to discuss brush rules. The committee decided to amend rules. The days are the same, Wednesday and Saturday or they can call the office and schedule a time 3 days in advance. We have 2-3 people that are willing to let people into dump. There will be a violation fee for not following the rules.
* Will do maintenance (clean and repairs) on the pool on Wednesday’s. It was suggested that we open the pool when the maintenance crew leaves for the day. They could shock the pool before security leaves on Tuesday night for the next day. It will depend on the PH level when they open it. Will put a sign up telling what time the pool will open.

Security report given by David Herron, motion was made by Butch Arnett and seconded by John Ganster. Motion was passed. David Herron reported they had reports on:

* Golf carts going to fast
* Possible prowler
* Car repossession
* Camper without electricity
* Guy walking around with a back pack

Treasurer’s report was given by Butch Arnett, motion was made by Danny Bloodworth and seconded by John Ganster. Motion was passed. Butch Arnett gave the following report:

* Receipts for the month were $14,298.25
* Disbursements for the month were $34,190.40
* Past dues collected since last meeting was $7038.31
* 406 maintenance fees have been paid for 2019 leaving 66 unpaid. Total maintenance fees collected as of 4/30/19 is $278,455.49
* 24% of the budget has been utilized
* Last month we spent more than we brought in leaving a loss of $19,892.15. The loss is partly due to spending $11,200.00 for the new mower and $2800.00 was spent on pumps.

Will Bain requested to put in 30 feet of culvert (3 – 10 footers) under his drive without a head wall, motion was made by Danny Bloodworth and seconded by Kenneth Clure. Motion was passed. Will Bain stated that he would put in 30 feet of culvert (3-10 footers), 12” in diameter, which would leave 7-8 feet of culvert on each side of his drive. He does not want a ditch in his yard. After a lengthy, sometimes heated/accusations discussion the board explained that they need to fix the ditch on the Josh Fritz property so it would flow down to Will Bain’s property. Will Bain expressed that he was not waiting for the Josh Fritz property to be fixed as they are pouring his drive next week. Will Bain stated that he does not care about the water coming down from the Josh Fritz property and that his drive would not cause any drainage problems and doesn’t care if water flows over his drive.

Old Business – Dave Herron discussed everything under maintenance report. No motion or vote needed.

New Business – Discussion only so no motion or vote required.

* New/amended brush pit rules will be sent out
* They will start issuing citations

A motion was made by Butch Arnett to go into closed session, seconded by John Ganster. Motion was passed.

* Discussed the David Herron contract

A motion was made by Butch Arnett to go out of closed session and seconded by John Ganster. Motion was passed.

A motion was made by Danny Bloodworth to extend David Herron’s contract as the probationary period has ended and was seconded by Butch Arnett. Motion was passed.

A motion was made by Danny Bloodworth to adjourn the meeting and seconded by Kenneth Clure. Motion was passed.

Minutes respectfully submitted by

Glenna Ganster