

Oak Ridge Property Owners Association
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Oak Ridge Property Owners Association
Monthly Meeting
November 14, 2019
6:00 P.M.

1. Meeting called to order at 5:57 pm
2. Roll Call & Quorum Declared
 - Board Members Present:
 - William Bain
 - Kenny Clure
 - Danny Bloodworth
 - Ryan Chapman
 - Mike Barker
 - Board Members Absent
 - Al Self- Proxy Given to Will Bain
 - Butch Arnett
3. Approval of minutes
 - Approval of Monthly & Executive Meeting Minutes- November 14,2019
 - *Motion by R. Chapman*
 - *Second by M. Barker*
 - *Motion approved with 6 voting yes with one proxy*
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 - *Second by R. Chapman*
 - *Motion approved with 6 voting yes with one proxy*
4. Security Report
 - Steve West reported the follow:
 - Lights on gate went out called REA and they were able to get it fixed.
 - Let two ambulance for two different instances
 - Property owners daughter called about a suspicious person walking around with a hoodie, check and it was another member just walking.
 - Several visitors and campers came through around Thanksgiving
5. Maintenance Manager's Report
 - Two different septic tanks go out and were replaces
 - Installed pump for new construction (Weeks House)
 - Installed covers over motors at eat lagoon
 - Cleaned up the area south of the maintenance yard where the water tower was located.
 - Installed new heater at RV Park 1
 - Continued trimming trees along roads on Oak Ridge right of way
 - Burned the brush pit twice this month
 - Straightened the Guard rail at gate
 - East lagoon at full capacity, raised the over-flow outlet twice this month in north pond to keep any more water from moving south
6. Treasure's Report & Expenditures Exceeding \$2,000
 - Account Balances
 - Acct 27- \$58,765.27
 - Acct 60- \$170,012.28
 - Total Accounts- 472
 - Accounts Paid- 433
 - Accounts Unpaid- 39
 - Past Dues Collected in September- \$0.00
 - Budget Utilized- 72%

- Pre-paid Maintenance Fee for 2020- \$37,227.31
- Pre-Paid Sewer & Trash for 2020- \$4,476.00
- No expenditures exceeding \$2,000

- ***Motion to approve Treasure's Report by M. Barker***
- ***Second by K. Clure***
- ***Motion Approved with 6 voting yes with one proxy***

7. New Business

- Update on Oak Ridge Lot Sales
 - W. Bain mentioned that 13 lots have been sold since the last meeting 10 of which was sold to an Oak Ridge Resident. The other 3 were sold to two other individuals.
- Update on 360 Communication
 - W. Bain mentioned that he had reached out to them and the weather has been delaying the process. They have all parts to complete the project but are waiting for the weather to cooperate. W. Bain mention that he felt it would be after the holidays.

8. Old Business

- Lagoon Update
 - W. Bain deferred to Wayne on the issue. Wayne mentioned that the two issues were to raise the current Lagoon or to build a retention pond below south pond.
 - M. Barker asked if it would be possible to rent a pump truck to haul waste to the other Lagoon. The consensus was that it would not make a dent in the level.
 - Questions was asked it would be possible to reroute some of the sewage. Mr. Decker mentioned that there should be blue prints where the sewer lines are located and that there was supposed to be an area to reroute to the West Lagoon. It was also thought to have been tapped for new homes and that would cause a problem for current owners if found and tapped for a reroute. Also mention of creating a new line to the west lagoon. W. Bain and M. Barker mention that a septic contracted needed to be contact and to advise on what we need to do. Wayne said he will reach out to Bud Heil to see what he recommends.
- Update on Checking accounts.
 - W. Bain Mentioned that he had not opened the new accounts at the time of creating the agenda and that before the meeting he was able to get the accounts opened. He also mentioned that we will be moving all monies to the new accounts in mid-January, but bills will begin to be paid January 1 out of the new accounts.
- Other
 - W. Bain mentioned that there needs to be a special meeting to discuss the budget as well as the proposal from PV on the purchase of the remaining lots. One was not scheduled.

9. Adjournment

- ***Motion to adjourn by M. Barker***
- ***Second by R. Chapman***
- ***Motion approved with 6 voting yes with one proxy (Meeting adjourned at 6:36 p.m.)***