

Oak Ridge Property Owners Association
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Oak Ridge Property Owners Association
Monthly Meeting
February 13, 2020
6:00 P.M.

1. Meeting called to order at 6:00 pm
2. Roll Call & Quorum Declared
 - Board Members Present:
 - William Bain
 - Albert Self
 - Danny Bloodworth
 - Ryan Chapman
 - Mike Barker
 - Board Members Absent
 - Butch Arnett- Proxy
 - Kenny Clure
3. Approval of minutes
 - Approval of Monthly Meeting Minutes- January 9,2020
 - *Motion by M. Barker*
 - *Second by R. Chapman*
 - *Motion approved with 6 voting yes with one proxy*
4. Security Report
 - Steve West reported the follow:
 - Several complaints about loud music coming from the same reoccurring house. They were talked to and also talked about not burning brush in their back yard.
 - Issue with a none owner staying in a home that the owner had moved out. Several nights of people coming in an having a party. Talked with home owner and let them know we were going to deactivate their gate code and that if they wanted the remote reprogramed to go up to the office.
 - A none owner was using the dumpsters and when the security truck came back they were already gone.
5. Maintenance Manager's Report
 - Replaced one septic pump (Office)
 - Light at the gate was off for several days and it was too wet for REA to get the truck up there to replace the light. It is operational now. REA engineer was contact to look at moving the pole to a different place for them to have easier access to changing the light and for an electric line no running across the road.
 - Trimmed trees from gate to entry on highway and started painting guard rails at Tennis Court
 - Spikes at the gate were replace and now they are fully functional
 - Sewer line that was leaking but was too wet to us backhoe so it was hand dug and fixed.
 - Got the repair work completed on our 3rd mower so now we have 3 fully functional mowers ready for the mowing season
 - Talked to Marietta Paving about getting 4 yards of fresh asphalt so when it dries thye can begin repairing potholes
 - The gate was off a lot this month. The gate company came to fix it last week and discovered that a wire had shorted out in the key box.
6. Treasure's Report & Expenditures Exceeding \$2,000
 - Account Balances
 - BancFirst Acct 150- \$172,949.65
 - BancFirst Acct 168- \$170,573.57
 - W. Bain mentions that all monies have been removed from LMB and transferred to BancFirst and the accounts were closed. He also mentioned that he has ORPOA set up for online access to the accounts and looking at the possibility of doing ACH payments for the property owners.
 - Maintenance Fee for 2020- \$183,014.57
 - Three checks exceeding \$2,000
 - #19683- \$2,776.49 Pumps of OK
 - #19611- \$2,419.25 Pumps of OK

- *Motion by M. Barker*
- *Second by R. Chapman*
- *Motion approved with 6 voting yes with one proxy*

7. New Business

- D. Bloodworth brought up putting two concrete polls up near the guard shack in order to slow people down turning the corner in order to keep the security guards protected as they come out of the shack. There were a few other suggestions that were brought up.

8. Old Business

- Lagoon Update
 - The consultant had the plan approved by the DEQ to do a free flow system which will let water out of our lagoons. There needs to be a shoot created in order to let the water out but also a box that will measure the flow coming out of the lagoon. D. Williams said that the consultant was going to get a price on his fee.
- Update on 360 Communication
 - W. Bain mentioned that he had contact them on Monday and had not heard anything from them. He is set to call them Friday to see where they are.
- Update on trash dumpsters
 - W. Bain mentioned that there was not an update on them and that he would work on it this month.

9. Executive Meeting

- *Motion to move into executive meeting by M. Barker*
- *Second by D. Bloodworth*
- *Motion approved with 6 voting yes with one proxy*

10. Adjournment

- *Motion to adjourn by M. Barker*
- *Second by R. Chaman*
- *Motion Approved with 6 voting yes with one proxy (Meeting adjourned at 7:28 p.m.)*