

Oak Ridge Property Owners Association
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Oak Ridge Property Owners Association
Monthly Meeting
January 9, 2019
6:00 P.M.

1. Meeting called to order at 6:00 pm
2. Roll Call & Quorum Declared
 - Board Members Present:
 - William Bain
 - Kenny Clure
 - Butch Arnett
 - Ryan Chapman
 - Mike Barker
 - Board Members Absent
 - Al Self- Proxy
 - Danny Bloodworth
3. Approval of minutes
 - Approval of Monthly Meeting Minutes- December 12,2019
 - ***Motion by M. Barker***
 - ***Second by K. Clure***
 - ***Motion approved with 5 voting yes with two absent***
4. Security Report
 - Steve West reported the follow:
 - OHP Rodney Davis reported that he stopped a 14 year old girl driving her mom's car around after dark. She was alone with no adult present.
 - Security talked with a boy that was driving a pick up across ORPOA property making a mess of an area that is maintained by maintenance.
 - Gate has been very busy this month with a lot of people looking at lots and homes.
5. Maintenance Manager's Report
 - Two different septic tanks go out and were replaced and ordered new motor to keep on hand.
 - Took one Lagoon pump to be worked on and had a new motor put on which was put up at the west Lagoon where we took a pump from for the east Lagoon. Also have one new Lagoon pump on standby.
 - Patched pot holes with all the remaining asphalt that was over by the ball field. They are in the process of find more asphalt in a smaller quantity.
 - Places T post in areas that were being used for roads across ORPOA property they are in the area west of R.V. #1 and put No trespassing signs on them.
 - East Lagoon is at full capacity. Headway was made until the rain last month.
 - Received bids from Duron Williams about sand blasting and painting at pool #1 and #2
 - Mrs. West mentioned that Oak Ridge looks better than it has in 10 ears and commends the maintenance employees for their noticeably hard work.
6. Treasure's Report & Expenditures Exceeding \$2,000
 - Account Balances
 - LMB Acct 27- \$44,862.23
 - LMB Acct 60- \$170,012.28
 - BancFirst Acct 150- \$35,500
 - BancFirst Acct 168- \$500
 - W. Bain mentions that all monies will be transferred to BancFirst accounts by the end of the month.
 - Total Accounts- 472
 - Accounts Paid- 435
 - Accounts Unpaid- 37
 - Past Dues Collected in December- \$270.95
 - Budget Utilized- 81%

- Pre-paid Maintenance Fee for 2020- \$72,783.25
 - Pre-Paid Sewer & Trash for 2020- \$9,549
 - Three checks exceeding \$2,000
 - #19598- \$4,788.66 Pumps of OK
 - #19611- \$2,500 Bob Hale Excavation (2 Septic Tanks)
 - #19616- \$7,825 Property Taxes
- ***Motion to approve Treasure's Report by M. Barker***
- ***Second by R. Chapman***
- ***Motion Approved with 5 voting yes with two absent***

7. New Business

- Update on trash dumpsters
 - W. Bain mentioned that him and Barker have been looking into increasing the number of trash bins at the maintenance yard due to the increase in homes and the obvious overage on after the weekend.
 - W. Bain has been looking into the cost but did not have anything to present to the board.
 - It was also mention the during holiday weekends that we bring in a roll off dumpster from Bettis to help relieve the overabundance of trash during these times.
- ***Motion to table the discussion till more information was available by M. Barker***
- ***Second by K. Clure***
- ***Motion Approved with 5 voting yes with two absent***
- Discussion of bids from Duron Williams on the sandblasting and painting of the pool fences and the refinish of Pool #1
 - Motion to table until a dollar amount is figured out on the Lagoon situation by M. Barker
 - Second by B. Arnett
 - ***Motion Approved with 5 voting yes with two absent***

8. Old Business

- Lagoon Update
 - W. Bain mentioned that a option that him and Wayne talked about was not an option since there Lagoons on land owned by the state park is no longer in compliance.
 - Wayne mentioned that him a Mr. Williams had many discussions on what can be done and he proceeded to defer to Duron Williams.
 - Mr. Williams mention that what is in Oak Ridge is not sewer Lagoons by finish ponds from a 5 set process. He mention that finish water is not to be store for the eternity but has a process to dispose of. He also mention how the 5 set process works and that the structure of our system was done correct and that we need guidance in how to finish the intended process. He contacted a consultant and they mention they would come out and give us an action plan and a cost which we would occur. He also mentioned not to contact DEQ until we have an action plan.
- ***Motion to move forward with the consultant by R. Chapman***
- ***Second by M. Barker***
- ***Motion Approved with 5 voting yes with two absent***
- 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.

9. Adjournment

- ***Motion to adjourn by M. Barker***
- ***Second by B. Arnett***
- ***Motion Approved with 5 voting yes with two absent (Meeting adjourned at 6:38 p.m.)***