

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

1. Meeting called to order at 5:55 pm
2. Roll Call & Quorum Declared
 - Board Members Present:
 - William Bain
 - Butch Arnett
 - Danny Bloodworth
 - Ryan Chapman
 - Al Self
 - Mike Barker
 - Board Members Absent
 - Kenny Clure- Proxy Given to Danny Bloodworth
3. Approval of minutes
 - Approval of Monthly & Executive Meeting Minutes- October 10,2019
 - *Motion by M. Barker*
 - *Second by R. Chapman*
 - *Motion approved with 7 voting with one proxy*
 - Approval of Monthly & Executive Meeting Minutes- October 10,2019
 - *Motion by A. Self*
 - *Second by R. Chapman*
 - *Motion approved with 7 voting with one proxy*
4. Security Report
 - Steve West reported the follow:
 - 10-2 Gate messed up and code could not be entered and a remote was use to let people in.
 - 10-9 An unknown man was walking near Reiver Oak & Indian Oak, and when approached ran off
 - 10-19 Allowed insurance agent into the addition to take pictures of a sold house
 - 10-26 Storage door open on Standing Oak
 - 10-27 Talked with property owner about their travel trailer parked on the road way.
5. Manager's Report
 - Wayne discussed the different item that needed replaced or repaired since he started working including the following:
 - Motors in the East Lagoon being burnt up and subsequently replaced to work aerators.
 - New battery on backhoe, fixe pole saw and chain saw
 - Polaris needs tune up (M. Barker mention to take it to Jones in Durant)
 - Repaired North wall at Pool 1
 - Finished up mowing and weed eating around the addition including around all traffic signs an culvert heads.
 - Mowed and cleaned up bush pit
 - Cleaned up Boat & RV Storage
 - Got all street signs up and pools winterized
 - Started trimming trees from road ways and cut up two trees that blew over in storm, removed and taken to brush pit.
6. Treasure's Report & Expenditures Exceeding \$2,000
 - Account Balances
 - Acct 27- \$43,525.44
 - Acct 60- \$169,994.02
 - Total Accounts- 472
 - Accounts Paid- 433
 - Accounts Unpaid- 39
 - Past Dues Collected in September- \$1,951.84
 - Budget Utilized- 67%
 - No expenditures exceeding \$2,000
 - *Motion to approve Treasure's Report by M. Barker*
 - *Second by D. Bloodworth*
 - *Motion Approved with 7 voting with one proxy*

- R. Chapman mention that with the closing of Landmark Bank 's branch in Kingston that he recommends we move the accounts to BancFirst in Kingston.
 - *Motion to move checking accounts to BancFirst by A. Self*
 - *Second by R. Chapman*
 - *Motion Approved with 6 voting with one proxy voting yes with 1 abstention (W. Bain)*

- 7. New Business
 - W. Bain mention that the pad for the tower had been put on hold due to the weather conditions.
 - Wayne mention that they came out the afternoon and selected the area where the town was going to go which is located North of the trash bins East of the Maintenance Yards.

- 8. Old Business
 - RV Park 1 Discussion
 - A. Self made a proposal for what can be done to upgrade our RV park to accommodate larger RVs. He also mentioned that the main issue we need to worry about is the East Lagoon situation. No action was taken.
 - Currently the situation with the East Lagoon is that due to the aerator not being ran since June the level is at the brim and we are close to over flowing the Lagoon with all this rain. The aerator is working now and helping but we need to plan for an event.
 - Discussion on maybe transferring the waste to the other Lagoon or building a retention pond.
 - R. Chapman is going to get us in touch with someone certified with Lagoons for direction.

- 9. Executive Session
 - *Motion to enter executive session by M. Barker*
 - *Second by A. Self*
 - *Motion Approved with 7 voting with one proxy*
 - Returned from Executive Session at 7:14 p.m.

- 10. Adjournment
 - *Motion to adjourn by M. Barker*
 - *Second by R. Chapman*
 - *Motion approved (Meeting adjourned at 7:14 p.m.)*