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### **Minutes**

Monthly Meeting

January 11, 2024

Club House 6:00 P.M.

1. (6:00-6:01) Call Meeting to order and Flag Salute
2. (6:02-6:03) Roll Call: Ryan absent his proxy went to Billy.
3. (6:04-6:05) Review & Approval of minutes from December 14, 2023:  
Minutes were approved by unanimous vote with motion by Will and second by Steve. (one absent)
4. (6:05-6:07) Security Report:
  - \*The weather is still messing with the gate when it rains.
  - \*The RVPs stayed busy all month.
  - \*There were 11 Air BnB check ins.
  - \*3 homeowner's dogs have been getting out and running around other people's homes.
  - \*LaVinda and Betty picked up a lot of trash.
5. (6:08-6:10) General Manager's Report: Will reported a quote for a new arm for the entrance gate would cost \$2,500. There is already an electrical connection, and we will be replacing the gate with a new arm. We will have a bid by the next meeting. The spikes will remain as they are for now.
6. Maintenance Report: (See the Oak Ridge Maintenance Daily Report from Dec.)

The cost to repair the maintenance truck \$7-8 thousand dollars. We are looking at purchasing a Kubota, which will be cheaper than a truck. It will be a multitasking vehicle that can be used for driving around the buildings for security purposes as well as other uses. Funds will come out of the savings account. There is a possibility of getting a 0% loan for 36 months.

Will made a motion to seek financing through Kubota as long as we can get a 0% loan or very low percent loan. Steve seconded the motion.

It was also mentioned that there was a young man coming to interview for a maintenance position.

#### 7. Office Report by Will:

\*\$24,059 = Total Collected Past Dues June-December

\*\$3,108 = December Past Dues Collected

\*\$133,389 = Past Due 2008-2023

\*44,491.18 = Past Due+9 years

The county has been contacted about these past dues. Oak Ridge can pay the taxes and acquire the lot. A trade with Point Vista can also be made.

8. (6:11-6:15) Treasurer's Report & Expenditures Exceeding \$2,000 by Will: Mike made motion to accept treasurer's report Garland seconded the motion.

All voted in favor.

#### **Account Balances for December 2023**

\*BancFirst #150 - \$76,210.72

\*BancFirst #168 - \$223,331.87

\*BancFirst # 200 - \$14,990.00

\*Total - \$314,532.59

**Account Balances for December 2022**

\*Checking #150 - \$63,526.79

\*Savings #168 - \$272,664.33

Total - #336,191.12

**2023 vs 2022**

\*Checking - \$27,673.93

\*Savings - \$49,332.46

Total (-\$21,658.53) Past dues for mostly property owners, not homeowners.

**Checks over \$2,000 n/a**

9. (6:16-6:25) New Business

○ Unforeseen New business (none)

10. (6:26-6:30) Old Business (none)

11. (6:31-6:33) Other (none)

12. Adjourn – Mike motioned to adjourn, Will 2n.