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Minutes

April 9, 2026
Club House 6:00 P.M.

1. Meeting called to order and Flag Salute @ 6:00 p.m.
2. Roll Call- 6 Members Present, 1 absent (R. Chapman proxy to K. Wuestenfeld)
3. Review & Approval of minutes from March 12, 2026
 - **Motion by W. Bain**
 - **Second by J. Jones**
 - **Approve with 6 voting yes, 1 by Proxy**
4. Security Report- Read by J. Jones
 - J. Jones discusses the report as written by Mr. Richardson
5. Maintenance Report- Read by M. Barker
 - M. Barker discusses the report as written by Mr. Jeffers
6. Office Report- Read by W. Bain
 - W. Bain discusses the report as written by Miss Esteph
7. Treasurer's Report & Expenditures Exceeding \$2,000
 - **Motion by W. Bain**
 - **Second by S. Chappell**
 - **Approve with 6 voting yes, 1 by Proxy**
8. New Business
 - Unforeseen New Business
 - W. Bain asked when the volleyball court would be finished.
 - M. Barker stated since the major tinhorn repairs he has held off on spending more money at this time.
 - M. Barker stated the pond fountain aerator that was ordered was damaged. Waiting for a replacement.
 - Member stated they would like the AT&T box left on Canadian needs to be picked up.
 - M. Barker stated that we have contacted AT&T multiple times.
 - Member stated there are multiple places in the association that need to be painted.
 - M. Barker stated he only has so many employees that we need volunteers to paint.
 - W. Bain stated he would get with C. Haggard to set up a community day.
 - Member stated there would be a discussion that pertained to rental properties in the association

- W. Bain stated the only change made was concerning the use of amenities by guests.
- W. Bain stated the Board reverted to the original covenants stating that amenity use is not allowed unless property owner is present
- W. Bain stated that the pool can be utilized by property owners with 5 guests at a time.
- W. Bain stated that anyone is allowed to use the amenities if the property owner is present. This rule applies to everyone in the association.
- W. Bain stated that the ponds may be used by guests as it is a natural part of the association. He states that homeowners with homes near ponds do not own to the water as there is a 5-foot easement for guests to fish.
- The board explains that motorized vessels are not allowed in the ponds.
- Member brought up the pickleball court and offered his knowledge and help with the completion of the project.
- M. Barker stated that the Board approved the purchase of a used truck for maintenance. He recovered some of the cost by selling the Oak Ridge owned older Chevy & Ford trucks that were used by maintenance and security for many years and beginning to have mechanical issues.
- He stated the vehicle purchased has an extended warranty and can haul the ORPOA trailers & snowplow.
- Member stated she would like to thank Kim Cash for picking up the trash around the neighborhood.
- Members came into the meeting halfway through. The members that were late asked if the board could go over the information previously discussed pertaining to amenity use.
- W. Bain agreed and explained previously talked over subjects pertaining to amenity use.
- Member asked why the Board previously approved amenity use as it was never allowed before.
- W. Bain explained the board was extending an olive branch to rental properties which unfortunately ended in reverting back to original covenants.
- Member stated they have more than 5 in their home. C. Haggard stated that a variation may be requested in written form to the Board Secretary. The Board will review and provide a decision.
- Member stated that the Board sent an email requesting rental properties to attend the meeting and asked why it had not been brought up.
- M. Barker stated there have been rumors pertaining to unhappy property owners and gave them plenty of opportunities during the meeting to bring up any new business that the owners would like to discuss pertaining to their unhappiness.
- Member stated he was not aware that the rules were previously in place and were not newly directed to rental property owners. He appreciated that the rental properties were not being discriminated against, as that was the point of their unhappiness with the

Board. He was glad to clear that up moving forward.

- Member asked if there was a fine schedule in place for guests that do not follow rules. W. Bain stated there is currently a fine schedule in place that will be updated with increased fees soon. He stated the fees apply to Property Owners and their guests and will be billed to Property Owner. He stated that the fine information can be found in the office.
- M. Barker stated that all rental properties will keep track of their guests. If problems arise, the Board will reach out to the Property Owner.
- Member asked how fines are assessed. W. Bain explained that the fines are assessed based on the type of rule/restriction that was broken.

9. Old Business

10. Other

- **Adjourn**
- **Motion to adjourn by W. Bain**
- **Second by J. Jones**
- **Approve with 6 voting yes, 1 by Proxy**