

OAK KNOLL HOMEOWNERS' ASSOCIATION
May 18, 2022

BOARD OF DIRECTORS PRESENT:

President-Karen Burnside
Treasurer-Susan Ferrara
Secretary-Amy Goldstein
Vice President-Dan Rivers
Director-Dean Kubler

President Karen Burnside called the meeting to order at 7:37 pm. Karen reviewed the agenda that would be covered at the meeting. The meeting was held in person and virtually via zoom.

MINUTES

Dan motioned to approve the minutes; the motion was seconded.

OPEN FORUM

None.

PRESIDENT'S REPORT

Karen explained that several ARC members met to discuss updating the guidelines on submitting ARC requests. There will be a page on the ARC application detailing what piece of information must be provided to submit an ARC request. Amy gave a general example that 12" x 12" color samples will be required, colors listed for base, trim, front door, garage door and fascia. Karen also stated that a map/drawing will be required for fence installations. Karen reviewed the process whereby the nine ARC members review the application and view the proposed change (where applicable). For paint requests the ARC not only looks at how the colors work on the house but also considers how the colors work in the neighborhood overall. All members of the ARC vote and majority vote determines approval; we believe this eliminates the affect that personal taste may have on the ARC's decision.

A resident asked if there was any legal risk in not having a color palette for the neighborhood. Karen said she would contact our attorney for advice on that topic.

Karen updated attendees on the April 25, 2022 Board of Governors' meeting. There was an election for the Executive Committee and Karen secured a seat on the five-member committee. The role of the Executive Committee will be to make recommendations to the officers of the Board of Governors; in the past this committee was voting on and approving actions and not presenting items to the Board of Governors. Karen provided background as to how the Board of Governors works. There are a total of 19 members of the Board of Governors representing 14 phases in Pine Island Ridge. Each phase has a seat on the Board of Governors, except for Poinciana which has three seats, each representing one-third of the Poinciana units, and two other phases where there are two seats, each representing one-half of the units. There are four officers, including the new president, Robert Stacey. The secretary and treasurer are non-voting members.

There are currently no homes on the market in our development.

TREASURER'S REPORT

We have two CDs at Centennial Bank, one for \$44,164.52 at .25% maturing on September 7, 2023, and one for \$40,019.51 at .20% maturing on February 1, 2024. The Road Reserve balance is \$108,959.06, including interest. The bank operating balance is \$65,676.68 less zero outstanding checks for a total of \$65,676.68. Susan presented a line-item chart showing the budgeted amount and what has been spent year-to-date.

The attorney advised us that it is okay for us to post our financials on our website if we do not include account numbers. Amy made a motion to accept the Treasurer's Report, the motion was seconded.

COMPLIANCE ISSUES

Karen is working with three homes in the neighborhood on landscape maintenance issue. Additionally, she has contacted two homeowners whose homes were recent repaired and require repainting. There is a third home that requires painting to match a new roof and Karen has contacted that homeowner as well to submit an ARC since color samples are already painted on the house. Karen asked attendees to notify the Board if they see issues around the neighborhood.

OLD BUSINESS

Light Pole Painting

Dean got another proposal from a painting contractor, Above and Beyond, for \$2,350 who advised that the poles do not need to be primed. They will be cleaned with a wire brush and painted in a black satin finish. A few attendees questioned the use of a satin finish as that would be shiny. Dean's first quote was \$3,200 and a resident got a quote for \$1,100. Karen asked Dean to compare what each company will provide so the Board can decide or at least get a paint sample up to see how it holds up in the summer months.

A virtual attendee asked if we have the money in the 2022 budget to do the light pole painting. Karen advised that we would have about \$3,000 left of money budgeted for front entrance landscape so that could be used for the light pole painting. There are also other budget lines from which we could move money.

Sidewalk Repair

Karen and Susan walked the development to look at the condition of our sidewalks. Karen explained that the sidewalk repairs will have to be an ongoing project as our community continues to settle. Repairs that were made two years ago in certain areas to level sidewalks are no longer level due to settling. Many patches have held up but just as many have not. Susan will contact the last company we used for repairs. There are about thirty sections that need repair and we do not know how much it will cost. Karen recommended that we take the \$4,000 we have budgeted for sidewalk repair and miscellaneous expenses and see how far that goes towards repair of the ones in the worst condition. Next year we would budget another \$4,000 to continue to repair slabs as needed.

We will notify homeowners when repairs are to begin and ask them to report any slabs with issues to ensure the Board is aware of them.

NEW BUSINESS

None.

Dean made a motion to adjourn the meeting at 8:40 pm; the motion was seconded.

Amy M. Goldstein, Secretary