

**OAK KNOLL HOMEOWNERS' ASSOCIATION**  
**March 15, 2023**

**BOARD OF DIRECTORS PRESENT:**

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

**BOARD OF DIRECTORS ABSENT:**

Director-Dean Kubler

The meeting was held in person and streamed via Zoom. President Karen Burnside called the meeting to order at 7:10 pm. Karen reviewed the agenda to be covered at the meeting.

**MINUTES**

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

**OPEN FORUM**

A resident asked about the sidewalk situation and Karen explained that our insurance company has asked us for an update on repairing and/or replacing the sidewalks. A resident asked what information we would be providing to the insurance company and Karen advised that sidewalks would be discussed as old business.

**PRESIDENT'S REPORT**

None.

**TREASURER'S REPORT**

We have two CDs at Centennial Bank, one for \$42,000 at 4.5 % maturing on August 2, 2023, and one for \$42,000 at 4.7% maturing on February 2, 2024. CDs total \$84,000 plus interest. The current Major Repair Account balance is \$149,636.39 including interest. The bank operating balance is \$54,726.85 less zero outstanding checks for a total of \$54,726.85.

**COMPLIANCE ISSUES**

There are only a few minor compliance issues. Karen asked that residents send an email to the Oak Knoll board email address if they see compliance issues that need to be addressed.

**OLD BUSINESS**

**Sidewalk Repair**

We have consulted our attorney and have been advised that the additional \$75 being collected quarterly for 16 quarters are voluntary funds. They are not mandatory funds deemed as required by the developer also there was no vote by residents in the last 30 years required that mandatory funds be set aside. Therefore the reserves that have been collected may be used for major repairs; the money cannot be used for landscaping or new monuments, for example.

Karen and Susan walked the sidewalks with American East Coast Construction and that company submitted a bid. Presently, there are 103 trip hazards on our sidewalks that need to be sawed/grinded. A number of slabs are leaning, all of which, except for one, are due to water issues. These slabs along with many others need to be replaced. There is a bid to do all the work for \$33,000, which Karen stated seemed low. Another vendor did not get their bid to do all the work submitted in time for tonight's meeting.

The attorney reviewed Karen's responses to the questions from the insurance company and approved it prior to submission.

There is one more payment due of the 16 quarterly payments established in 2019. At the May meeting the Board will discuss doing a one-time special assessment or continuing the \$75 per quarter assessment to pay for road repairs since some of what has been collected will be used to pay for the sidewalks.

A resident asked if someone falls after the sidewalks are repaired, could we hold the repair company liable. Karen explained that we will use a licensed and insured company and will see what warranty is offered but it would be difficult to hold a vendor liable if someone falls after the work is done.

### **NEW BUSINESS**

None.

The next meeting will be held at the Country Club in May, 2023 at 7 pm.

Dan made a motion to adjourn the meeting at 7:40 pm; the motion was seconded.

Amy M. Goldstein, Secretary