

OAK KNOLL HOMEOWNERS' ASSOCIATION
November 13, 2023

BOARD OF DIRECTORS PRESENT:

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

The meeting was held in person and streamed via Zoom. President Karen Burnside called the meeting to order at 7:07 pm. Karen reviewed the agenda to be covered at the meeting.

MINUTES

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

OPEN FORUM

None.

PRESIDENT'S REPORT

Karen announced that she is now the president of the Country Club, a result of the special election held at the most recent Board of Governors meeting. She will hold that seat through March, 2024, when the regular annual election is scheduled to be held.

Regarding the Country Club pool, digging of the 14-foot hole needed to repair piping below the pool deck is scheduled to start later this week or early next week. Charlie Smith, the Country Club's Director of Operations, expects the work to be done in a few days and it is possible the pool will re-open by the end of November, at which time there will be a grand re-opening.

Work on the new playground, relocated near the Country Club, has begun. Playground equipment has been ordered, the contract has been signed with the fence company that will build the fencing to surround the playground and ADA-compliant ground cover will be installed.

The Country Club has hired Wolfer Landscape Services to clean up and maintain the 22 acres of the Ridge owned by the Country Club. The company started work about two weeks ago, mowing overgrown areas and will bring in equipment to start the removal of the invasive, non-native species. The initial cost will be approximately \$23,000 and, ongoing, Wolfer will maintain the Ridge twice monthly.

The Country Club will be hiring two additional security guards as "rovers" who will patrol the golf course, pickle ball and tennis courts and the pool, checking IDs to ensure that non-residents are not using our facilities. Karen urged homeowners to keep their IDs on them when using the Country Club should they be asked to produce ID.

The next meeting of the Board of Governors will be Tuesday, November 28 at 7 pm.

TREASURER'S REPORT

We have three CDs at Centennial Bank, one for \$43,439.07 at 4.7% maturing on February 2, 2024, one for \$102,191.68 at 5.3% maturing on March 8, 2024 and one for \$42,165.95 at 5.65% maturing on July 16,2024.

CDs total \$187,796.70 including interest. In addition, we have a money market account for the balance of the Major Repair Account for \$70,748.78. The bank operating balance is \$79,558.78 less zero outstanding checks for a total of \$79,558.78.

Susan reviewed the 2023 year-to-date spending and the proposed 2024 budget, both of which will be available under Financials on the oakknoll1.com website.

The additional \$75 per quarter being collected for the Major Repair account will be discontinued. **Effective January 1, 2024, the quarterly dues will be reduced to \$350.** Homeowners who have their quarterly dues on auto-payment through their bank must update the amount being deducted quarterly to \$350.00.

A resident asked why the balance in the Major Repair account shows less than previously reported. Karen explained that some of the funds were moved into a money market account. Another resident asked how much has been collected for Major Repairs vs. what it will cost to repair the roads. Susan stated that, including interest, we have approximately \$182,000 set aside. A member of the Road Repair committee confirmed that estimates received to do the work are less than that.

COMPLIANCE ISSUES

Karen stated that three volunteers came forward to help identify non-compliance issues. Karen has begun tracking fulfillment dates of violations outlined in compliance letters. This has helped to remind homeowners of the actual dates when roof cleaning, painting, etc. was last completed. Karen recently sent out 29 compliance letters and, of those 29, 23 were for dirty roofs. The other letters were for violations such as landscape issues, commercial vehicle parking and two homes with vehicles with flat tires parked in the driveway.

OLD BUSINESS

Sidewalk Repair

Karen explained that the company the Board chose to do the work ultimately “ghosted” us, possibly because the company did not have the license/insurance credentials Karen requested. Another company that was originally considered, Carlos Construction, recently reached out to Karen to check on the status of their proposal and, based on both cost and license/insurance credentials, their proposal was accepted. Carlos Construction immediately came out to do a second review of the scope of work and provided the information that would be needed for the permit application.

As soon as the permit is issued, Carlos Construction will begin work. Any sidewalk marked with a red dot will be replaced; no patching, only replacement, will be done. All existing trip hazards will be eliminated—until new ones crop up. Daniel, our contact with the company, estimates the work will be completed in a week. Homeowners will be notified of the start date for the work. Once the sidewalks are repaired and we can get them wet, Karen will contact Robert at Star Pressure Cleaning to schedule sidewalk cleaning.

The company that “sawed” our sidewalks to level them will be out next year to determine what trip hazards have developed since they completed their work. Sidewalk monitoring will continue annually.

Roads

After the sidewalk project is finished, the Board will review the road replacement bids compiled by that committee.

NEW BUSINESS

Karen reminded homeowners that the letter from Platzer with the Food Card bill will also include an announcement about the 2024 Annual Meeting and the Board election process and deadlines.

The 2024 Annual Meeting will be in-person ONLY and WILL NOT be streamed on Zoom.

The meeting will be held at the Country Club on January 17, 2024.

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

Amy M. Goldstein, Secretary