

# Oakridge Estates HOA

19215 SE 34th Street | Suite 106, PMB 170 | Camas, WA 98607



**Oak Ridge Estates Homeowners Association  
September 30, 2020  
Annual Meeting Minutes (Virtual HOA Meeting)**

**Board of Directors:**

**President**, Arty Martin, 360.833.2097, Email: [artymartin@comcast.net](mailto:artymartin@comcast.net)  
**Chair**, Titu Hariharan, 360.954.5014, Email: [t2\\_hari@yahoo.com](mailto:t2_hari@yahoo.com)  
**Treasurer**, Lanz Fritz, 360.773.5002, Email: [lanzfritz@comcast.net](mailto:lanzfritz@comcast.net)  
**Secretary**, Loretta Benjamin-Samuels, 360.834.3393, Email: [runsam99@yahoo.com](mailto:runsam99@yahoo.com)  
**Webmaster**, Titu Hariharan, 360.954.5014, Email: [t2\\_@yahoo.com](mailto:t2_@yahoo.com)

A reminder to all in attendance that minutes from the meetings, bylaws, CCR (Convents, Codes and Restrictions) and Architecture Review Forms are posted on the Association's website, <https://www.oakridgeestateshoa.com/documents>.

**Certified Quorum**

Homeowners Present: (Richard Atallia, Loretta Benjamin-Samuels, Dianna Bleasdale, Tami Baird, Andy Boudreaux, Ron Brown, Robert Meservey, Paul Fadlovich, Lance Fritz, Titu Hariharan, Cy Kelly, Flavio Leija, Arty Martin, Cindy Martin, Heather Molina, James Molina, Miriam Teames, Rob Teames, Shannon Turk, Ian Stirling, Emily Stirling, and Matt Young). There were a number of unidentified members on the virtual meeting, that choose to remain unidentified

**Meeting Call to Order**

Meeting began at 7:05 pm with an introduction of all in attendance.

**Reading or Waiver of Reading and Approval of Minutes**

Loretta Benjamin-Samuels read March 7, 2019, minutes. Ron Brown made a motion to approve the minutes, and Cy Kelly, second the motion.

**Order of Business**

- Brief introduction of board members
- Review and approve minutes from 2019 board meeting
- Nominations and appointments of any open positions (ARB and Treasurer-- always welcome volunteers to take over existing positions)
- Review 2019 Actual financial results and 2020 proposed budget
- Review any other business brought to the Board of Architectural Review Board of interest to homeowners
- An open forum to field questions from homeowners

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## Introduction of Board members

### Resignations

- Resignation of Cindy Martin from the Architecture Review Board.
- Resignation of Lance Fritz as Association's Treasurer.

### Appointments

- Appointment of Association Treasurer, Heather Molina. Heather will replace outgoing Association Treasures, Lance Fritz.
- Appointment of Architecture Review Board Members: Homeowners, Emily Stirling volunteered and was accepted as a new member of the Architecture Review Board (replacing outgoing member Cindy Martin). Ron Brown and Shannon Turk will remain as members of the ARB.

### Association Budget

Lanz Fritz (Association's Treasurer) provided a review of the 2020 budget. The budget is available for review on the Association's website (<https://www.oakridgeestateshoa.com/documents>).

- Watershed maintenance may become a possible future expense for the Association. There is \$20,000 in the Stormwater Fund, dedicated to supporting such expense.
- A collection of Association Dues from two homeowners for the 2019 year. An additional collection from homeowner whom have moved via escrow. Discussion to collect Association Dues for 2020. 2020 dues assessment will be \$120.00. An invoice will be sent to homeowners.

### Other Business

1. *Winter Weather Reminders:*  
*Winter is coming.* Due to high winds, remember to secure rubbish containers to prevent debris from being blown in streets and the neighborhood.
2. *Display of Signs*

Rob Brown (ARB member) shared the ARB view following the CCR and the enforcement of signs' display. Regulation of signs can potentially cause a biased view and create a violation of the First Amendment Rights-Freedom of Speech, per legal advice.

Shannon Turk (ARB member) shared that there have been several conversations by numerous Board members with legal counsel. The result of the discussions with legal counsel resulted in a consistent message of regulation of signs will most likely create a violation of the First Amendment Rights.

Robert Meservey made the suggestion of eliminating all signs. Lance Fritz, shared that to stop displaying all signs requires an amendment to the CCR to change the language and signatures of at least 38 homeowners. Proposal for a revision of the amendment requires a homeowner(s) to edit the amendment's current language to reflect the desired change. The new language **can**

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**not** infringe on the "Freedom of Speech/First Amendment Rights." The homeowner(s) will be responsible for collecting the required signature and presenting the results to the Board.

At this time, the Board will not take any further action to enforce the display of signs.

The state of Washington and the City of Camas Code of Ordinance has language to regulate the display of signs, including political signs. Homeowners who experience a situation beyond the language of the CCR; should contact the City of Camas for support.

Motion to close the meeting by Titu Hariharan, Cy Kelly, second the motion. Meeting adjourned at 7:55 pm.

## *Addendum/Updates from September 30, 2020, Virtual Meeting*

There were two (2) issues overlooked during the meeting:

1. The approval of the budget report presented by the Association's treasurer.
2. The HOA dues assessment's approval for the year 2020, as presented by the Association's treasurer.

"Although the treasure presented the 2020 budget and assessment of HOA dues for 2020 during the Association meeting, the Board did not officially vote to approve the items during the meeting. The Board recognized and addressed the oversight.

- The Board voted to approve of the 2020 budget as presented by the treasurer.
- The Board voted to approve a \$120.00 dues assessment for the year 2020.

Submitted by:

Loretta Benjamin-Samuels

Secretary

Oak Ridge Estate HOA