

Oakridge Estates HOA

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



Oak Ridge Estates Homeowners Association April 22, 2021

Annual Meeting Minutes (Virtual HOA Meeting)

Board of Directors:

President, Arty Martin, 360.833.2097, Email: artymartin@comcast.net

Chair, Titu Hariharan, 360.954.5014, Email: t2_hari@yahoo.com

Treasurer, James Molina, 979.398.0981, Email: helpmolinamove@gmail.com

Secretary, Loretta Benjamin-Samuels, 360.834.3393, Email: runsam99@yahoo.com

Webmaster, Titu Hariharan, 360.954.5014, Email: 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, Brian Bleasdale, Dianna Bleasdale, Tami Baird, Ron Brown, Lance Fritz, Titu Hariharan, Heather Molina, James Molina, Naba Kantah, Rob Teames, Kevin Terry, Mark Smith, Emily Stirling, Jeff Wynn, and Matt Young).

Meeting Call to Order

Meeting began at 7:07 pm with an introduction of all in attendance.

Reading or Waiver of Reading and Approval of Minutes

Loretta Benjamin-Samuels read September 30, 2020, minutes. James Molina made a motion to approve the minutes, and Jeff Wynn, second the motion.

Order of Business

- Brief introduction of board members
- Review and approve minutes from the September 30, 2020 board meeting
- Review 2020 Actual financial results and 2021 proposed budget
- Nominations and appointments of any open positions (ARB-- always welcome volunteers to take over existing positions)
- 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 Shannon Turk from the Architecture Review Board.
- Resignation of Titu Hariharan from Webmaster.

Appointments

- James Molina will replace outgoing Association Treasures, Lance Fritz
- Appointment of Architecture Review Board Members: Homeowners, Emily Stirling will become the Lead of the Architecture Review Board. Ron Brown will remain a member of the ARB. Heather Molina is joining the ARB as the 3rd member and Brian Bleasdale will be a 4th member on a part time status The ARB members are Ron Brown, Emily Sterling, Heather Molina & Brian Bleasdale.
- Appointment of Webmaster, Rich Atalla and Lance Fitz volunteered to manage the Association's website.

Association Budget

James Molina (Association's Treasurer) provided a report for the 2021 Budget and Actuals for the 2020 Budget. The budget is available for review on the Association's website (<https://www.oakridgeestateshoa.com/documents>).

- Common Area Maintenance will have a carryover of \$4,600.00 to take care of the maintenance area plus maintenance fees. A reminder that for the Common Area two bids were reviewed. The lowest bid was accepted. The cost of maintaining the Common area includes the expense of 1 to 2 inches of bark dust ranging from \$300-1400.
- Ending Balance of the Budget is \$38,640.
- A continuation of collecting association dues of \$120 per home for the 2021 year. Lanz Fritz made a motion that the Association Treasurer be exempt from paying association dues in exchange for performing the duties of the treasurer. Ron Brown, second the motion.
- Mark Smith made comments about the dues to be sent out, collected annually, and to remind all homeowners that there is an HOA, and they are part of it.
- Arty Martin made the motion to accept Mark Smith's comments about the dues to be sent out and collected annually (as described by Mark Smith to remind all homeowners that there is an HOA, and they are part of it). Jeff Wynn seconded the motion.
- Arty Martin made a motion to approve the Budget Report and 2021 Budget. Jeff Wynn second the motion to approve the Budget Report and 2021 Budget.
- Lanz Fritz that suggested that we continue to have the virtual HOA meetings because we definitely have a bigger and more inclusive meeting than we had prior to virtual meetings.

Other Business

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1. *Reach out to homeowners who are not in attendance:*
 - a. *To increase participation in the HOA meeting*
 - b. *To increase participation in ARB*

2. *ARB:*
 - a. *Ron Brown expressed appreciation to homeowners for using the submission forms for external approval of projects and upgrades.*
 - b. *Emily Stirling reminded the HOA that the Submission Form must be approved by the ARB prior to moving forward with the project or upgrade. The Submission Forms*
 - c. *Emily Stirling suggests that the ARB create a Welcome Kit to new homeowners- Emily will connect with James to identify new homeowners in the last 6 months.*

3. *Small Fowl in Backyard Concern:*

Titu followed up on a concern regarding chicken in the backyard by a homeowner-have not heard any additional concerns, therefore the issue may be resolved.

TITU will forward the homeowner contact information so that Emily and Ron can follow up with the homeowner to discuss the issue.

Small domestic fowls-no more than six (6) according to Camas City Ordinance

4. *Website:*

- a. Tutu recommended looking into offering an internship possibility for managing the Association's Website.

5. *Dog Poop Receptacle Installation Suggestion:*

Brain suggested looking into having a dog poop receptacle with bags installed for dog walkers as a measure to encourage dog walkers to pick up their dog's poop and not leave it on homeowners' lawns.

- Questions regarding the cost, location, and service.
- Some concern about the amount of use
- Emily suggested that having a pilot program with volunteers and/or conduction research to see if there is a change in behavior of the dog walker.
- Most homeowners take care of their own lawn and do not subscribe to a lawn service---not sure if it is a feasible idea.
- Emily and Brian will conduct some research and report back.

Motion to close the meeting by Arty Martin, Ron Brown second the motion. Meeting adjourned at 7:58 pm.

Submitted by: Loretta Benjamin-Samuels, Secretary-Oak Ridge Estate HOA