

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board Meeting

May 12, 2020

High Springs New Century Woman's Club

23674 West US Highway 27

High Springs, FL 32643

6:00 PM

Minutes

Location

High Springs New Century Woman's Club, 23674 West US Highway 27, High Springs, FL 32643

Call to Order

The meeting was called to order at 6:30 PM.

Roll Call/Certification of Quorum

Board members present in person were Dick Brodbeck, Rick Howe, David Johns and Lindsey Redding. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

The Board agreed by consensus to approve the agenda as posted.

Consideration of Minutes of the Last Meeting – January 28, 2019

Lindsey made a motion to approve the minutes of the March 10, 2020 Board Meeting as written. It was seconded by Dick and approved unanimously.

Committee Reports

- Budget Committee: Dick reported that the Committee met and reviewed the 2019 and January 2020 financials and they were all in good shape. He stated that all accounts that were in arrears had been turned over to the attorney. He stated that Kelly advised that nothing should be written off any accounts until all foreclosure proceedings were finalized.
- ARC Committee: Kevin Tibbetts was not present; however, Kelly was asked if a request had been sent in for a screened in porch. She stated that she had not received any requests and the owner that noted the screen porch was asked to provide Kelly with the address so that a notice could be sent. Kelly was also asked to reach out to the ARC Committee to find out if the staining of the fences reported at the March meeting was acceptable and continue to send notices to those owners that had not sent ARC request forms to stain the fences.
- Fines/Rules Committee: Tom Storey reported that an inspection was not done in April due to the pandemic, however Kelly and Tom scheduled one for the following week. He reported that he walked the community and only a handful of violation existed and he sent those to Kelly via email.
- Social Committee: Lindsey reported that the Social Committee was hold due to the pandemic.

Manager's Report:

Kelly Burch reported that things had been quite, and she had only received a few complaints from owners regarding covenant violations which she addressed individually.

President's Report

Rick reported that on April 23, 2020, the City of High Springs approved the final settlement agreement between the HOA, Howe Development and the City of High Springs, resolving the remaining infrastructure issues impacting Phase 2 and resolving the disputed responsibilities of the Phase 2 right-of-way. The City Commission voted 5-0 in approval of this agreement. Per this agreement, this work shall be funded by Howe Development in exchange for City approval of Phase

3 and 4 plans. On April 24, 2020, the City Manager sent letter to Howe Development confirming Site Plan Review Committee approval of Phases 3 and 4.

Discussions followed with review of the final agreement between the HOA, Howe Development and the City of High Springs. Dick made a motion and Lindsey seconded the motion to allow Rick Howe to sign the agreement on behalf of the HOA. Motion passed 3-0 with Rick abstaining.

Old Business

On-Street Parking: Dick requested an update on on-street parking. Kelly reported that the City of High Springs will not enforce on-street parking at the time being. There is not currently a code enforcement officer for the city and the police department would only ticket vehicles blocking traffic.

Ant Piles: Kelly reported that Stewart would spray the ant piles at no extra cost to the Association as he saw them.

New Business

It was noted that there are ants at the mailbox in phase 2. Kelly was asked to get price for adding ant spray into the contract.

Owner Comments

Adjournment

There being no further business, the meeting was adjourned at 7:18 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management