

# Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management  
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## Board Meeting

November 10, 2020

High Springs New Century Woman's Club  
23674 West US Highway 27  
High Springs, FL 32643  
6:30 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 6:32 PM.

### Roll Call/Certification of Quorum

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

### Review and Adoption of Agenda Items

Dick made a motion to approve the Agenda as posted. It was seconded by Lindsey and approved unanimously.

### Consideration of Minutes of the Last Meetings – September 8, 2020 and September 28, 2020

Lindsey made a motion to approve the minutes of the September 8, 2020 and September 28, 2020 Board Meetings as written. It was seconded by Dick and approved unanimously.

### Committee Reports

- Budget Committee: Dick reported that the delinquencies had been reviewed by the Committee, one home had been sold and all funds were recovered, one property was on a payment plan. There were two accounts at the attorney's office that the attorney recommended to proceed with the foreclosure processes, at the last meeting the Committee recommended not to proceed, however, the Committee asked the Board to reconsider and recommended that they move forward and send an Intent to Foreclose to Lot 67 and Lot 71. Dick made a motion to proceed with an Intent to Foreclose on Lot 67 and Lot 71. It was seconded by Lindsey and approved unanimously.
- ARC Committee – Kevin Tibbetts: It was reported that the ARC Committee met with the Fine/Rules Committee and agreed on colors to approve for staining of fences. Marty Dixon provided samples of the approved colors for fence stains. The Committee recommended that the stains provided be allowed on fences in the community. Dick made a motion to allow the stains provided on fences. It was seconded by Lindsey and approved unanimously.
- Fines/Rules Committee - Tom Storey: Tom thanked Kelly for allowing the Committee to copied on ARC requests as it helped them on their inspections of the property. He noted that he had spoken to a few owners that had received letters to help them understand the reason that they received the notice. Tom requested direction from the Board on whether the Committee should let mediocre yards have leniency during the winter months. The Board stated that notices should be sent until the owner responds with a plan or until the violation is remedied.
- Social Committee: Lindsey Redding: Lindsey had no reported as there were no events due to Covid.
- Nominating Committee: There were four volunteers for various Committees, listed below
  - Budget Committee – Allan Rose
  - ARC Committee – Ian Brown
  - Fines/Rules Committee – Jayce Barber
  - Social Committee – Lori Storey

Lindsey made a motion to appoint the owners to the Committees as they volunteered. It was seconded by Dick and approved unanimously.

Manager's Report:

Kelly Burch provided the managers report, a copy of the report is included in the meeting packet.

President's Report

Rick reported that the letter regarding the repairs of the roads in Phase 2 went out to all owners. O'steen was paid and the City Commission was advised that the road was their responsibility. He noted that Phase 3 had been recorded and he would begin paying the vacant lot dues in November. He had 22 Lots under contract with DR Horton and when they purchased, they would pay \$180 per Lot as a Capital Contribution per the governing documents. All of the underbrush on the linear lot line had been cleared and hew would meet with a landscaper to make it look good. He was also working on a mockup of a sign for the entrance and want to put up plants at the entrance. The plan for irrigation at that area was to tie into the existing well.

Old Business

None

New Business

Consideration of Changing Attorney: Dick noted that John Hayter's office had comparable fees and had a local business. Dick made a motion to change attorneys from Eisenger Law to John Hayter's office. It was seconded by Lindsey and approved unanimously.

Approval of the 2021 Budget: Dick reported that there was not a raise in the fees for the 2021 year. He also reported that the 2021 Budget did not consider any of the Phase 3 Lots or expenses as there was no information available as to what those might be. Dick made a motion to approve the 2021 Budget as presented. It was seconded by Lindsey and approved unanimously.

Owner Comments

None

Adjournment

There being no further business, the meeting was adjourned at 7:04 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management