

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

c/o Guardian Association Management  
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## Board Meeting

January 11, 2022

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 6:40 PM.

### Roll Call/Certification of Quorum

Board members present in person were Dick Brodbeck, and Rick Howe. 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 Rick and approved unanimously.

### Consideration of Minutes of the Last Meeting – November 9, 2021

Dick made a motion to approve the minutes of the November 9, 2021 Board Meeting as written. It was seconded by Rick and approved unanimously.

### Committee Reports

- Budget Committee: Dick reported that the 2021-year end account balances looked good, there were no major adjustments that were needed to any line items. All contracts were reviewed and renewed for 2022, The landscapers met with him onsite and had their first service already. He felt that they did a great job. There were no new delinquencies. He asked that when budget information was sent out that payment information be highlighted.
- ARC Committee – David John: Kelly reported that there were still a couple of ARC requests pending but requests had been moving smoothly through the Committee.
- Fines/Rules Committee - Tom Storey: Tom reported that there were 6 properties that had received Fine Notifications. The Board of Directors scheduled a meeting to impose fines on 1/24/22.
- Social Committee: Grace Brodbeck: Lori reported that packets had been given out to all new owners/residents.
- Nominating Committee: David John: No report.
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### 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 DR Horton was moving quickly on the Lots that they owned and that the closing on the remaining lots would be in February. He reported that he was putting up a fence on the stub road in Phase 4 only in an attempt to stop the 4 wheelers from using it as an access point to the woods and the property behind Oak Ridge. It was discussed that the stormwater basins in Phase 1 & 2 were still in the name of the previous

developer and it was asked if they could be deeded to the Association. Rick stated that he would ask his attorney if it was possible since the previous developer was defunct and out of business. He noted that the sinkholes in the retention ponds had been filled by O'steen. Discussion on the sidewalks took place regarding areas where the sidewalks did not meet between phases. Rick noted that he would ask DR Horton to add the sidewalks in those areas when they poured concrete in other areas.

#### Old Business

None

#### New Business

Nomination and Election of Officers: Rick made a motion that the 2022 Officers be as named below. It was seconded by Dick and approved unanimously.

President – Rick Howe

Vice President – David Johns

Secretary/Treasurer – Dick Brodbeck

Other: Dick submitted a new list of Committees to the Board. Dick made a motion that the Committees be appointed per the list. Rick seconded the motion, and it was approved unanimously, It was suggested that a wine tasting be done for the spring social.

#### Owner Comments

It was noted that owners park on the center island on 192<sup>nd</sup> Terrace. Kelly was asked to get pricing on pipes with chains that can attach to them to prevent vehicles from driving through the islands.

The next meeting was announced as April 12, 2022.

#### Adjournment

There being no further business, the meeting was adjourned at 7:28 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management