

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

c/o Guardian Association Management  
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Board Meeting

April 12, 2022

High Springs New Century Woman's Club

23674 West US Highway 27

High Springs, FL 32643

6:30 PM

Minutes

## Location

High Springs Woman's Center, 23674 West US Highway 27, High Springs, FL 32643

## Call to Order

The meeting was called to order at 6:35 PM.

## Roll Call/Certification of Quorum

Board members present were Dick Brodbeck, 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 amended. It was seconded by Rick and approved unanimously.

## Consideration of Minutes of the Last Meeting – January 11, 2022 & January 24, 2022

Dick made a motion to approve the January 11, 2022 and January 24, 2022 meeting minutes as written. It was seconded by Rick and approved unanimously.

## Committee Reports

**Budget Committee:** Dick reported that the Committee met and reviewed the 1<sup>st</sup> quarter financial statements, there was nothing out of line from what was expected. The delinquencies were the same as they had been and the Association continued to collect a contribution from each new home that came online from the new phases.  
**ARC Committee:** Rick reported that David John did not have the time to dedicate to the ARC and Ian Brown volunteered to step up as the Chair of the Committee. Kelly was asked to reach out to Marty Dixon to see if he was willing to rejoin the Committee.

**Fining/Rules Committee:** Tom Storey reported that the drive throughs continue to take place monthly and Kelly continues to send letters out.

**Social Committee:** Lori reported that they continue to hand out packets to new residents. Kelly was asked to make an additional 20 packets and drop them off to Dick.

**Nominating Committee:** No report

**Manager's Report:** Kelly provided a Manager's report included in the meeting packet.

**President's Report:** Rick reported that all Lots except his personal home had been sold to DR Horton. The roads and sidewalks in Phase 2 had been accepted by the City of High Springs and he provided management with a copy of the signed agreement along with a copy of the signed letter for Phase 1, Phase 3 and Phase 4 for the files. It was noted that there were two areas that had transitional gaps in the sidewalk and Kelly was asked to obtain pricing for pouring concrete in those areas as well as grinding the sidewalks. David made a motion that the Board would decide on whether to proceed with sidewalk grinding via email. It was seconded by Dick and approved unanimously.

### Old Business:

Phase 2 Entrance Lighting: Kelly reported that she was working with Clay Electric to have the meter installed. She noted that as soon as the power was turned on the irrigation would be installed and then plants could also be installed.

### New Business

Sinkholes: The Board noted that they were aware of them and had asked for them to be filled. The ponds were dug in 2005 and there was record rainfall recorded in March. The Board reported that they are working on it and will have them filled ASAP.

Kelly was asked if any headway had been made with speed limit signs, she noted that she would follow up with SNG when she obtained a proposal for the concrete and sidewalk grinding.

Airbnb: Kelly was asked to obtain a legal opinion on whether an Airbnb was allowed per the governing documents.

Owners reported that the buildings contractors were not doing a great job sweeping up for nails as there were many owners complaining about nails in their tires. Kelly noted that she would speak with Tia in the sales center.

### Adjournment

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management