

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board Meeting

April 11, 2023

High Springs New Century Woman's Club

23674 West US Highway 27

High Springs, FL 32643

6:30 PM

Minutes

DRAFT

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 6:37 PM.

Roll Call/Certification of Quorum

Board members present were Dick Brodbeck, Rick Howe & David John. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

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

Consideration of Minutes of the Last Meeting – January 10, 2023

David made a motion to approve the January 10, 2023 meeting minutes as written. It was seconded by Dick and approved unanimously.

Committee Reports

Budget Committee: Dick reported that all expense accounts were in line for the year and there were no new delinquencies. There was still one account at the attorney for collection.

ARC Committee – Ian was not present, Kelly reported that there had been 4 approvals in January, 7 approvals in February and 9 approvals in March 2 requests had come in for April but had not yet been considered by the Committee.

Fining/Rules Committee: Tom Storey reported that most items noted on their inspections were minor, there were quite a few garbage cans still left out in the newer phases. Kelly reported in February there were 33 Friendly letters, 10 violation letters, 5 15- day letters and 3 Fine Notifications that were sent out. In March there were 10 Friendly letters, 0 violation letters, 0 – 15 day letters and 0 Fine Notifications that were sent out. In April there were 35 Friendly letters, 8 Violation letters, 9 15 Day letters and 3 Fine Notices. David made a motion to investigate amendments to the governing documents to restrict rentals for a period of less than one year. It was seconded by Dick and approved unanimously.

Social Committee: Lori reported that the next social was scheduled for April 22nd at the tree, a wine/drink meet and greet.

Nominating Committee: There was no report.

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

President's Report: Rick reported that the last vacant Lot in the community was under construction.

Old Business:

Sidewalks: Kelly reported that the sidewalk grinding throughout the community was complete. It was noted that there was a section of sidewalk connecting Phase 3 and Phase 4 that DR Horton did not pour.

Sinkhole/Depressions: It was reported that all depressions in the Phase 4 pond had been filled and the sod in easement had been laid.

Plantings at the Phase 2 Sign: Kelly reported that the plants at the Phase 2 sign had been installed and were being watered by the irrigation. Dick asked if mulch was to be installed, Kelly stated that she would check. It was also suggested that a large stone from the berm be placed on each side of the sign to help protect the sign from vehicles that may try to cut the corner to closely.

Signage: Kelly provided an estimate from SNG Paving for signs in the community. Dick made a motion to approve a maximum of \$2,900.00 to install street signs. It was seconded by David and approved unanimously.

New Business

Election of Officers: Rick reported that he is out of town more than in town and it makes sense for someone more present to be the President. Rick made a motion that the officers be as named below. It was seconded by David and approved unanimously.

President – Dick Brodbeck (3 year term)

Vice President – Rick Howe (1 year term)

Secretary/Treasurer – David John (2 year term)

Owner Comments: Kelly was asked if she knew who to contact regarding the work that was done in the utility easement if they didn't fix the property as they should have. She said that she didn't but would reach out to Cox and get a number for complaints.

Adjournment

There being no further business, the meeting was adjourned at 7:26 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management