

Oak Ridge Improvement Association
Board Meeting Minutes
Monday, April 29, 2024
Douglas County Library - 100 S. Wilcox - Conference Room C

1. Call to Order

- The meeting was called to order by Eric Coronis at 6:30 pm.
- Present were Board Members: Eric Coronis, Wendy Wells, Marilyn Henderson, Lisa Murray, Brian Johnston, and Ed Kolb.
- Eric Coronis called the meeting to order with reiterating the goals of the Oak Ridge HOA Board to maintain the facilities as originally intended; transparency in all actions of the Board and communication with all 66 homeowners.

2. Election Information

- Wendy Wells presented information to the Board regarding the Bylaws, Article XI, Officers, and their Duties; a listing of the current assignments of the Board Officers; and recommended changes (attached). The Bylaws state, following the annual meeting of the HOA, the appointment of officers shall take place, including special appointments. It was moved by Wendy Wells and Seconded by Marilyn Henderson that the recommended changes of Board Officers and Members be made. The motion was approved 6 to 0.
- The Oak Ridge Board of Directors is: Eric Coronis, President; Lisa Murray, Vice President; Marilyn Henderson, Treasurer; Wendy Wells, Secretary; and Brian Johnston and Ed Kolb, Members at Large.
- It was recommended, in these changes, that Brian Johnston will assume responsibility for the Pool Operations and Maintenance and Ed Kolb will provide assistance in developing long range financial plans, which were done historically, however not in recent years.

3. Approval of Minutes

- A motion was made and seconded to approve the Minutes of the Oak Ridge HOA Annual Meeting, held on April 4, 2024. The motion passed, 6 to 0.

4. Financial Report

- Marilyn Henderson reviewed the status of the 2024 dues and there were five outstanding homeowners (with one of these having made a partial payment). The deadline for receiving the dues is April 30, 2024.
 - Eric Coronis is working with a specific homeowner to resolve a real estate transaction issue.
- There is currently \$34,425 in the HOA Checking and Savings Account and \$7,661 in the Money Market account.

- Marilyn stated that the HOA's taxes had been completed and the HOA owes taxes for both Federal and the State of Colorado. She will find out why we owe these taxes, which has not occurred in the past several years.
- While undergoing the HOA's insurance renewal process, Marilyn discovered that it was stated the Oak Ridge Pool had lifeguards; in follow up with the HOA's insurance agent, this was an error and did not affect the cost from the quoted amount. Marilyn has this information from the agent, in writing.
- Marilyn asked Ed Kolb to assume the role of checking the Treasurer's monthly financial activities and reports, and he accepted this responsibility.

5. Pool Repair

- After the HOA Annual Meeting and previous Pool Repair and Special Assessment Meeting, it was stated by several homeowners that they could be in contact with pool contractors to provide additional bids, with comparable scopes of work.
- The Board developed a scope of work and submitted it to two interested homeowners and two previous pool contractors who had submitted bids to the Board of Directors with a deadline of May 3, 2024 for its return.
- A bid was submitted to the Board from Rocky Mountain Aqua Care and this was provided to the Board and seen by homeowners in attendance at the meeting. The homeowner who had solicited this bid spoke briefly about it and said it would be itemized and additional information submitted.
- Eric Coronis led the conversation with the Board and homeowners. He said he would like to move forward with construction this year allowing homeowners more months to save money for the special assessment.
 - Several homeowners have volunteered to assist other homeowners with individual loans or contributing money towards a fund.
 - Marilyn Henderson will seek legal advice on issues involving such a fund.
 - Eric Coronis suggested the Board find out how many homeowners would need assistance this year and how many homeowners would be willing to donate money for such a fund.
 - A homeowner commented that such a fund would require a lien be placed on the home in exchange for receiving the donation.
 - A question was raised regarding a need to change the Bylaws, which the Board can do, however Eric Coronis feels the monies can be collected and paid in the same year.
 - There was a discussion regarding the return of the contingency fees or applying them to next year's budget.

- Eric Coronis responded to a comment from the HOA Annual Meeting regarding the pool deteriorating to a state where it would be condemned.
 - A homeowner responded that the Board has a fiduciary responsibility to maintain the pool; even without the homeowners' vote.
 - Eric Coronis stated he is intent on continuing on-schedule for Fall of 2024.
- A question had been raised at the HOA annual meeting regarding the rights of a homeowner to vote if they are delinquent on their dues. Marilyn Henderson could only find a reference to this in the Pool Rules regarding obtaining a key for the pool. This situation will be reviewed regarding future Bylaw changes.

6. Pool Operations

- Wendy Wells distributed previous Pool Volunteer Sign Up sheets that will be reviewed by Brian Johnston and revised for the 2024 pool season. A Work Day at the pool will be set and shared with HOA members.
- Wendy briefly discussed waiting for a bid regarding installation of a key-card system. Such a system would also include putting the main gate and locks on the bathroom doors on a timer.
- Eric Coronis stated that he had removed all the chaises with ripped fabric and taken them to the Help & Hope Center for scrap metal recycling. Last summer, we ordered and installed a sample fabric kit and installed it. However, the cost of the kit and installation effort did not seem cost effective.
 - Eric asks for everyone to keep their eye open for reasonably priced wrought iron chaises on Marketplace type sites.
 - We will budget for the purchase of additional wrought iron chaises.
- Wendy Wells brought up the idea of a separate cell phone for the Board members to rotate on a schedule, among themselves, to field calls from HOA members regarding the pool. Marilyn Henderson and Wendy shared examples of calls from homeowners late at night and needing immediate attention, in the HOA member's mind. After discussion, the Board will investigate establishing a phone number through Google Voice and rotating through the Board. There were several volunteers to help the Board do this.
- Wendy Wells discussed potential changes with the 2024 Pool Rules including the current alcohol and supervision by 18-year-old rules. After discussion, the Board decided to get a better understanding of the liability issues involved. The Pool Waiver will be updated to include a check box regarding knowledge of the rules and regulations and additional information.
- The pool rental guidelines and pool social events were discussed. Angela Evans volunteered to assume leadership of the Pool Social Committee for 2024 and the Board accepted her offer.

7. Committee Reports/Updates

- Wendy Wells stated that the attorney is working on a draft of the Bylaws.
- Lisa Murray reported that the Architectural Review Committee (ARC) had met and a new form was approved for project submission to the Committee.
 - Lisa said she was looking for an additional member to the Committee and Kitty Armstrong volunteered.
 - Nathan Randall wanted to see the ARC guidelines/Covenants and Lisa will send him an electronic copy. The Covenants, which detail the ARC, are located on the Oak Ridge HOA website (<https://www.oakridgehoa.org/>).
- Wendy Wells stated she was looking for anyone interested in reviewing/assisting with the Oak Ridge HOA website and Jacque Fuller volunteered to review it with Wendy.

8. Other items

- A question was raised from a homeowner about the HOA being able to negotiate with one trash service to eliminate the many different trucks, from different trash companies, servicing the Oak Ridge HOA. There are safety concerns with the traffic and young children in the area. Brian Johnston will explore this situation and obtaining a proposal from one company.

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

Submitted by Wendy Wells
Oak Ridge Improvement Association
Secretary
May 29, 2024

Homeowners in Attendance

1241 South Street - Jarvis
11 Oak Ridge Drive – Johnston
17 Oak Ridge Drive – Randall
23 Oak Ridge Drive – Franklin/Timmerberg
24 Oak Ridge Drive – Barton
34 Oak Ridge Drive - Wells
35 Oak Ridge Drive – Coronis
39 Oak Ridge Drive – Gavin
40 Oak Ridge Drive - Murray
41 Oak Ridge Drive - Yarin
44 Oak Ridge Drive – Bacon
46 Oak Ridge Drive - Henderson
48 Oak Ridge Drive – Evans