

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
10000 SW 52nd Ave, Gainesville, FL 32606
Telephone: (352)353-4812 / Fax: (352)562-7453
Kburch@GainesvilleGAM.com

Board Meeting Minutes
November 12, 2024
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 6:30 PM.

Roll Call/Certification of Quorum

Board Members present were Dick Brodbeck, Lois Cowen and David John. A quorum was established. Owners present signed in. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

Dick reported that the Budget Committee met and proposed a budget with no increases for 2025.

President's Report

Dick reported that SAS Tree Service provided a proposal for tree removal and canopy raising in August and the work was scheduled for September. Unfortunately, two hurricanes took place in September that changed the scope of work and the timeframe that the work could take place. The trees were looked at after the hurricanes and the adjusted scope and price was approved by the Board. The work was scheduled for the first week of December and the Association planned to replant the Oak trees at the Phase 1 entrance sometime in January. Mr. Vinson stated that there was a tree near his home that was leaning precariously onto another tree and was concerned that it may need to be taken down prior to the other tree removal project. He stated that he would provide management with a picture of the tree in question. He also noted that there were owners that had requested a Neighborhood watch for the Community and the management company reached out to High Springs Police Department and a Neighborhood Crime Watch presentation would take place immediately following the Board Meeting.

Manager's Report

Kelly reported that the Association maintained fence that bordered the community and Impact Church had sections that were damaged during the hurricanes. North Florida Fence had been contracted to make the necessary repairs and the work would be done when their schedule allowed.

Consideration of Minutes

Lois made a motion to approve the minutes of the July 9, 2024, Board meeting as written as well as the email decision for tree removal. It was seconded by David and approved unanimously.

Committee Reports

- ARC: Ian was not present, Kelly provided the report and stated that there was one pending ARC request that had been sent to the Committee to review and that five requests had been approved since the last Board Meeting.
- Budget: Dick reported that the Association was in good shape. There were two accounts that were on payment plans, four accounts at the attorney for collections and one account that was in foreclosure by the Association. Dick made a motion to approve the budget as presented. It was seconded by David and approved unanimously.
- Fining & Rules: Tom reported that the community inspections had been completed monthly and that the number of letters sent each month were consistent.
- Nominating Committee: David John noted that Malcom Elliot had joined the Fining and Rules Committee.
- Social Committee: Lori reported that a covered dish social was scheduled for fall and a Halloween decorating contest, Cookie exchange and Holiday lighting contest. It was noted that the bulletin board has been put up at the mailboxes and Tom Storey did a great job building it and installing it. It was also noted that the board was available to the community members to post items in and it would be monitored by the Social Committee.

New Business

- N/A

Owner Comments

Celeste Beck asked if there was a way to have additional lighting installed in the community. It was noted that the lights installed currently were paid for by the developer and are owned by Clay Electric. The Association would be responsible for the cost of any installation of additional lighting if the City and Clay Electric allowed it. Barbara Cottingham reported that the shrubs between her home and the lift station were full of vines and not maintained. It was noted that the area would be looked at for new plants.

Adjournment

There being no further business, the meeting was adjourned at 6:52 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management