

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

c/o Guardian Association Management  
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## Board of Directors Organizational Meeting Minutes

April 9, 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 6:32 PM.

### Roll Call/Certification of Quorum

Board Members present were Dick Brodbeck, David John, and Lois Cowen. A quorum was established.

Owners present signed in. Representative present from Guardian Association Management was Kelly Burch.

### Review and Adoption of Agenda Items

Dick made a motion to adopt the agenda as presented. It was seconded by Lois and approved unanimously.

### Consideration of Minutes

Lois made a motion to approve the minutes of the January 9, 2024, Board meeting as written. It was seconded by David and approved unanimously.

### Committee Reports

- ARC: Ian was not present, Kelly provided the report and stated that there were no pending ARC requests.
- Budget: Dick reported that the Budget Committee met the prior Tuesday to review the year-end financials and they felt they were in good shape. He noted that as of March 30, 2024 the Association was in good shape year to date, however, the sinkhole repair done at the end of 2023 was billed in 2024 so the Association would be overspent in Tree/Sinkhole maintenance. He reported that there were three accounts at the attorney for collection.
- Fining & Rules: Kelly reported that the April inspection would be completed the following day.
- Nominating: No Report
- Social Committee: The Social Committee reported that the Easter event was a success and well attended. A Happy Hour was planned for May and Food Truck Friday would pick back up. It was noted that there was a new Member, Daisy Coddle. Kelly was asked to send out a newsletter the following week to all owners.

### Old Business

- Kelly reported that the towing signs had been put in place in the common areas and no vehicles had been towed. She also reported that all sinkholes had been filled.

## President's Report

- No Report

## New Business

- The 2024 meeting dates were announced as April 9, 2024, July 9, 2024, November 12, 2024 and January 14, 2025

## Owner Comments

Eric Vinson asked what could be done about street parking, The Board agreed to put a reminder in the next newsletter to remind owners to be considerate and park in the driveways and garages of their homes. It was noted that the streets were owned by the city of High Springs and any vehicles that blocked the flow of traffic should be reported to the High Springs Police Department. Kelly was asked to put Board Meeting signs out one week in advance and email the agendas to owners. Kelly was also asked if amendments to the governing documents required a vote of the members, or a vote of the Board and she noted that document amendments required a vote of the members.

## Adjournment

There being no further business, the meeting was adjourned at 7:52 PM.

Respectfully submitted by Amber Alexander, Guardian Association Management