

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board Meeting Minutes

July 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 6:30 PM.

Roll Call/Certification of Quorum

Board Members present were Dick Brodbeck 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 April 9, 2024, Board meeting as written. It was seconded by Dick and approved unanimously.

Committee Reports

- ARC: Ian was not present, Kelly provided the report and stated that there were three pending ARC requests. She stated that she would send all three to the Committee with the newest member included.
- 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.
- Fining & Rules: Tom reported that the inspections were completed monthly and owners were mostly responding to the letters that were sent. In June there were 50 Friendly letters, 10 Violation letters, 4 15-day letters and 9 Fine notices that were sent out. In July there were 51 Friendly letters, 8 Violation letters, 5 15-Day letters and 6 Fine notices that were sent out.
- Nominating Committee: Dick reported that Donald Porter had joined the ARC, Brooke Heisler had moved and was no longer on the Social Committee and Grace Brodbeck had taken the Chair of the Social Committee and the Fining and Rules Committee was still searching for another member.
- Social Committee: Lori reported that Sweet Meats food truck was a success. The next event was scheduled for August 3rd with snocones and games for kids.

Manager's Report

- Kelly had no report.

New Business

- Hartz request for assistance with curbs and trees: Dick reported that the Board had received a request from an owner to work with the City to have curbs installed on the roadways and trees planted in the strip between the road and the sidewalk. He noted that the HOA has no responsibility for the roadway and the developer put in the streets and infrastructure during the development process and the city accepted the roadways. The Board agreed to meet with the city as was outlined in the email to the owner, however, the HOA would not be responsible for any costs associated with roadwork if the city agreed to undertake the project. Additionally, the trees in the strip between the road and the sidewalk were put in by the builder during the construction phase and the Board agreed that if owners wished to install trees they could but they must obtain approval from the Architectural Review Committee prior to installation and the HOA would not be responsible for the cost or maintenance of the trees.
- Hartz complaint regarding flags and signs: The Board reviewed the complaint and the governing documents and stated that the HOA did not have authority over flags as there was no language in the governing documents which prohibited flags. Signs were not allowed per the documents and the management company had and would continue to notify owners if signs were displayed.

Owner Comments

Natalie Wasykowski asked if there were any restrictions on where owners could shoot off fireworks as there were neighbors that did not clean up after themselves and shot them off in the middle of the roadway which shot debris into neighboring yards and onto neighboring homes. It was noted that the HOA couldn't restrict how that was handled and it would fall to the Police Department to regulate that type of activity but that a recommendation could be put into the newsletter that fireworks be shot off in the common areas as they were more open and that owners pick up after themselves. She also asked how to report owners that do not pickup after their dogs when they walk them and she was told to contact Kelly so that a notice could be sent to the property owner. Natalie asked what she should do if she noticed suspicious activity in the vacant home next door to her and she was told to report it to the Police Department.

Adjournment

There being no further business, the meeting was adjourned at 6:55 PM.

Respectfully submitted by Amber Alexander, Guardian Association Management