

Oakridge Estates Home Owners Association

Board Meeting Minutes

August 8, 2006

Ben Richards, president; Heather Thorne, vice president; Lynn Mills (absent), vice president.

Several e-mails were reviewed and responses agreed upon:

- One tennis court sign is in need of repair, and one is missing. **Action:** The repair will be made, and the missing sign replaced.
- Concerns of dogs running free were expressed. **Action:** A reminder message will be added to the Fall newsletter, and a notice will be posted in the new bulletin board.
- Dog control signs (“leash your dog” and “pick up pet wastes”) were noted as missing from the tennis court common area. **Action:** The area will be observed to see if behaviors justify sign replacement.
- Portable basketball hoops block sidewalks in many areas of the neighborhood. While this is not specifically prohibited in the CC&Rs, it is a good-faith imposition to the sidewalk right-of-way. **Action:** An article in the Fall newsletter will address this.

Enforcement of dues payment, penalty, and interest – Nine neighbors with accounts past due. A final notice, ‘prior to lien’ letter will be sent to these home owners, via registered mail, by September 1st, 2006. All previous grace periods have expired, and penalty and interest is retroactive. **Action:** Ben will send these letters out.

Sandwich-board style signs will be purchased for official Oakridge Estates events for information posting. These signs will have a whiteboard area to allow for specific messages. Six of these signs will be purchased at a cost of \$571.25. The president will store these signs and make them available to anyone who asks, as long as this is for official neighborhood business. **Action:** Ben will arrange for design and purchase of these.

Tract M Improvements – The board discussed the plan to improve the landscape of Tract M. It currently accommodates a few large evergreens and ornamental shrubs. Some discussion about installing turf and irrigation to the track has occurred, however at the last Annual Meeting, neighbors expressed interest in making improvements with sensitivity to native vegetation and sustainability. The board has formally asked the ACC to propose a more resource and environmentally conscious plan that just turf. **Action:** This request will be made to the ACC chairman.

Traffic calming on Skycrest Pkwy. and Oakpoint Wy. – Neighbors voted, at the Annual Meeting, to initiate traffic calming work on the two noted streets. Washington County confirmed that our application has been received to the Neighborhood Streets Program. The first step is to assess the speeds in the areas of concern, and this work will occur in late August to early September. NSP staff remind us that the efforts will only work if neighbors participate in the process steps. More information will follow.

Neighbors Directory – This publication will be re-issued this Fall, and a reminder will be sent in the Fall Newsletter for neighbors to update their listing. It is likely that the final deadline will be in early October. **Action:** Add note to newsletter.

2006 Goals – The Board agreed to the following goals, through the current term, to engage neighbor participation to increase a sense of community and maximize investment:

1. Increase neighbor awareness of CC&Rs.
2. Reconcile all past due accounts or initiate lien process, as appropriate.
3. Increase communication so neighbors feel informed.

Next Meeting: Wednesday, September 13, 7-8pm

Contact: Ben Richards, President
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