

OHA January Board Meeting delayed until February 2, 2021

6:30 pm via Zoom Call - Lydia Sheehan ZOOM host

Attendees:

Board Members: Paul Baker, Jeff Stromberger, Lydia Sheehan, John Stear, Sandy Dorrell, and Tina Eades.

Residents: Brad Cotton, Mary Cotton, Mark Riddle, and April Jackson

6:30- Call meeting to order

6:30-6:35 - Words of thanks to people who help OHA

6:35-6:40 – Approval of minutes for October and November Board meeting – Jeff Stromberger motioned to approve both the October and November Board meeting minutes. Lydia Sheehan seconded the motion. All remaining Board members voted in favor.

6:40-6:50 – Paul signed NICOR contract on temporary and permanent easement. We are keeping the same permanent easement; temporary (60 days max) easement for construction work in storage lot. We will temporarily lose three spaces. The whole west side will be torn up and then restored. If these spots were made smaller, there is potential for six vs. three spots. Jeff Stromberger and John Stear will give oversight to the summer construction project.

Jeff informed the board that the storage lot is currently full – all 61 spaces are spoken for. Even though there are currently empty spots – these are items such as pop-up campers that are kept indoors over the winter and moved to the lot in the spring. Jeff did reach out to the members who had 2 spots and asked they surrender one. They could put items in one space as long as they keep them neat and tidy.

Jeff has a spreadsheet with the name, address and email of each spot taken. He identified a house that has been sold and someone has already taken that space.

The lot is a first come, first serve. The end of March/first of April there will be an onslaught of boats and RV's.

There was conversation of expanding the size of the lot, which would require some additional costs.

There was also conversation of charging a small nominal fee for each lot.

No decisions were made at this time.

6:50-6:55 - Board received SIP Committee report of Water Pool Complaint at 23 Palm Court. The Board has received the report given to us by the SIP committee stands. Paul Baker has sent a memo that makes an option for the homeowner to obtain a second engineer opinion and if it indicates contradicting results, the homeowner and the board would split the cost for a third engineer. No other comments or discussion was initiated by the board or homeowners attending the meeting.

6:55-7:10 – 15 MINUTES - Treasurer's Report - Lydia Sheehan shares latest news

- a. Updates on Budget information – two homeowners paid their delinquent association dues. There was discussion on where to move some of the money currently in the “dues holding” account. No final recommendation was made at this time.
- b. Updates on unpaid dues of OHA members – Lydia has compiled a table of those who are delinquent and how much each owes. A certified letter has been sent to most of the homeowners, advising them of a deadline for payment or a payment plan deadline or legal actions will be considered. For those homeowners who are only past due from last year, Paul and Lydia will draft a letter, indicating a lien will be placed on the home if the dues are not paid. A certified copy of this letter will be sent

to the residents who are new owners. The dues notice was sent to the previous owners, in which case the new owners may not be aware.

- c. A question was brought up if the late fees, interest, and lien fees should be added to amounts owed. John Steer made a motion to include these. Jeff Stromberger seconded the motion. The remaining Board members voted in favor.

7:10-7:25 - Lydia's report on bank services that have the potential to replace Financial Manager position. She has been in contact with three banks; two will be contacted for conference calls. Paul has asked that the Financial Management committee, which consists of John, Tina, Paul, and Lydia meet to breakdown and discuss the services provided for each bank.

7:25-7:30 and beyond if needed – Questions, concerns, topics from OHA members. Brad Cotton had a question regarding the tree damage and specifically the tree limbs hanging in the wooded area due to the ice storm we had in January. Jeff indicated that if the limbs are not threatening property, we let nature take its course.

Meeting was adjourned at 7:46.