

OHA February Board Meeting - February 23, 2021

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

Attendees:

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

Residents: Susan Wood, Mark Riddle, Brad Cotton, and Mary Cotton

6:30 – The meeting was called to order. Words of Thanks from Paul–to Lydia for all her work on the delinquent association dues. To Jeff for notifying Paul of the fallen tree at 13 Autumn Ct.

6:30-6:35 – Lydia motioned to approve the 02/02/21 Board minutes; John seconded.

6:35-6:45 – Treasurer’s Report

a. Updates on Budget information

- Lydia reviewed the bank account balances.
- At the end of February, of the dues received, half will go to the road fund.
- Expenses incurred:
 - o Certified Letters twice
 - o 3 liens filed at \$38 each
 - o \$250 to Bierbaum for removal of tree at 13 Autumn Ct
 - o Stamps.

b. Updates on unpaid dues of OHA members

- Residents have until March 15th to contact Lydia for payment plan or liens will be filed.
- When Lydia started reviewing the OHA Aging Report, there were approx. \$21,000 in overdue/delinquent association dues. We are now under \$13,000 delinquent!
- Susie Wood commented that they have lived here for 33 years and had no clue about HOA and dues until the day of their closing and the lawyer presented them with the bill.
- Lydia suggested a Welcome to the Neighborhood packet of some sort.

6:45-6:55 –The Spring Garage sale was discussed. It was agreed that The Pantagraph is not a viable option for advertising anymore and the cost is approx. \$85 to run an ad. Lydia will follow up and get specifics for Pantagraph.com. Suggestions were Oakwoods Facebook and/or State Farm’s Dinosaur Club Facebook, Oakwoods email tree, or advertise independently. Jeff has concerns about liability with COVID regulations. It was decided to continue the discussion at the March meeting.

6:55-7:10– Discussion on an Annual Audit. Jeff has concerns. In 2012, the process was started, postponed, delayed, but not acted on. Paul talked about the 6 functions/18 tasks – the importance of an audit. Jeff indicated we have no records other than bank statements, canceled checks, bank statements are on CD Rom. Paul indicates the CPA would review the records we have and work with us to design an audit moving forward. We need to be accountable to our members. Jeff indicated it was a severe violation having a paid employee as a Financial Manager. John agreed we need something to make sure we are on the right track. We need to have a starting point for the future. Lydia feels Jamie is an ideal person. Jeff's concerns will be addressed. A vote was taken for Jamie to write a report. The votes: Lydia – yes; John – no; Jeff – no; Sandy – yes; Paul - yes, and Tina – yes.

7:10-7:25 – Discussion of Paul's proposal to form an OHA Advisory Council:

- a. Paul sees the need to form an Advisory Council—there were concerns about the suggested 40 members; it is hard to get people involved. John felt it was a good idea. He motioned that we move forward with the proposal to further develop the idea of an Advisory Committee. Tina seconded and the motion carried.

7:25-7:37 Open Forum for OHA Members - Susie had found some pictures on a walk and posted on the bulletin board, trying to find the owner. Jeff indicated there were two people in charge of approving and posting items. It goes to the Webmaster – that part has been dead for some time. Facebook has been taken its place.

The meeting was adjourned at 7:37.