**February 22, 2021 Oakleigh HOA Annual Meeting**

Meeting Called to order 7:38pm

HOA Board member attendees: Kevin Boland, Lisa Parks, Danny Jones, Adam Kline and Ellie Tillman, and Scott Milles from All In One Management Company.

There are two seats up for re-election: ACC Chair and Secretary. Each seat is voted on every 2 years.

**Agenda**

- Board introductions

- 2020 Project summery

- Financial review

- Social events

- Future projections

- Board elections

- Discussion

**Board Introduction**

- Kevin Boland – President

- Lisa Parks – Vice President

- Danny Jones – Treasurer

- Adam Kline – ACC Chair

- Ellie Tillman – Secretary

**2020 Project Summary:** Completed Projects – total spent $88,905

- Tornado damage clean up January 2020 (unexpected expense)

- Replaster pool

- New border surface

- Repair & paint all wood at pool area

- Paint clubhouse exterior

- Renovate 4 pool area tables and purchase new umbrellas

- Purchase all new pool loungers

- New bathroom lighting

- Established welcome committee

- New pool keycard system

- New pool countertops and fans

- New flagpole

- Painted tennis pavilion

- New tennis pavilion gutters

- Renovate tennis bathroom

- New basketball goal

**Financial Review:** Danny Jones, Treasure; Report on 2020 explained major variances of actual

expenditures from the budgeted amounts

- $12,912 Budget surplus

- $26,963 Checking account balance

- $550 Assessments for 2021 (same as 2019, 2020)

- $136,489 Reserve balance

- $65,493 was expended from reserve to pay for major portion of the pool area renovation project

2020l

- $22,212 additional was spent from 2020 for this project

- $3,300 Short for 2020 Assessments

- $14,213 (in 2021) from reserve will be used to enclose the basketball court and install a card system to

gain access to the tennis and baseball courts

- $2,100 in 2020 Short of rental income (due to the COVID-19 could not rent out the clubhouse, etc.)

- $1,125 two abandoned house yard clean-up

- $9,799 assessment delinquencies at the end of 2020, an increase of $3,308 at the end of 2019. Eight

residents are delinquent on their accounts, some for multiple years. Efforts are continuing to be

made to collect these accounts

**2021 Budget reviews major items**

- $22,520 budgeted surplus

- $4000 budget for Social committee

- $1,000 budget for Welcome committee

- $2,200 Telephone and internet

- $1,900 Website maintenance

- $10,000 General maintenance

- Landscaping around the pool area

**Social Events**

- Community Yard Sale

- Fall Festival

- Cookies with Santa

- Easter Bunny Parade

**Plans for 2021**

- Repair clubhouse dormers

- Repair clubhouse brick walkway

- Trim trees along the west side of the tennis courts

- Enclose the basketball court

- Install card key locks for the basketball and tennis courts

- Paint fence along Lost Mountain Rd

- Landscaping around pool area

**Future Projects**

- Permanent grill stations

- Cover shuffleboard area with pavilion

- Repave parking lot

- Sinkhole mitigation

- Clubhouse renovations (seating, countertops, appliances, etc.)

- Staircase from upper level to pool

**Oakleigh New website Update**

- Lisa Parks discussed our new website and how residents can contact a board member with a concern

or report if something needs to be repaired

- Working on how to use the calendar for the tennis team and other resources

**Board Election**

-There are two seats up for re-election: ACC Chair and Secretary. Each seat is voted on every 2 years

- Adam Kline, Ellie Tillman and Joan Lavori are the candidates. Homeowners will vote for candidates for

upcoming seats.

- By the time of meeting, there were not enough votes. However, Adam Kline and Elle Tillman had most

Votes.

**Discussions**

- Concern regarding the Oakleigh sign, can it be cleaned

- Concern regarding the streets and sidewalks in Oakleigh (county responsibility). Will check to see when

resurfacing is scheduled for the neighborhood)

- We need volunteers for the social and welcome committees