

OFE ANNUAL HOMEOWNERS MEETING – JULY 1, 2023

STARTED 10:06 AM – ENDED 11:23 AM

In attendance:

Elder	Mike	-IN ATTENDANCE
Davey	Leslie/William	- IN ATTENDANCE
Kerins	Alicia/Tim	- IN ATTENDANCE
Conroy	Courtney	-IN ATTENDANCE
Fernandez	Lindsay	-IN ATTENDANCE
Hammer/McWhinny	Jeanne/ Paul	-IN ATTENDANCE
McGann	Joanna/ Bryan	-IN ATTENDANCE (4 PROPERTIES)
Winchell	William	- IN ATTENDANCE (2 PROPERTIES)
Beebe	Brian	- IN ATTENDANCE
Mohammad	Andrea	-IN ATTENDANCE

14 properties represented.

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Proxies:

Barber	Danielle/Jeff	-PROXY
Elder	Rita & Bill	- PROXY
Evans	Heather/ Brandon	- PROXY
Daves	Karen/Scott	- PROXY
O'Keefe	Janet	-PROXY
Murray	Gary	-PROXY
Holmes	Debra/Todd	-PROXY
Spires/Judd	Kristin/Phyllis	-PROXY
	Dan/JJ	

8 properties represented.

A total of 22 properties represented. A quorum requires 10 properties to be represented in person or by proxy. The minimum requirement was met.

Agenda / Discussions

The meeting was brought to order by Bill Winchell– President, OFE HOA

An introduction of all HOA Members attending the 2023 Meeting

- I. **The OFE annual meeting minutes** – July 2022 Meeting notes unanimously approved.

II & III OFE Treasurer’s Report / Proposed Budget & Vote – Brian Beebe

- The Treasurer reviewed key facts and figures from last year’s budget and proposed the 2023-2024 budget
- 2022 – 2023 dues collected and deposited for 26 out of 37 properties as of 6/30/23
- No bills outstanding for fiscal year 2022-2023 with no significant variations to budget
- 2022-2023 - Budget vs Actual Expenses were submitted (attached)
- 2023-2024 - Budget was submitted (attached)

Motion to approve – Unanimous approval HOA Board and Members attending.

Lot purchases by HOA.

- Last 2 septic repair lots were purchased by the HOA in December 2022. HOA now owns 11 septic repair lots.
- Individual HOA members may purchase a lot at cost for septic repair purposes only.
- Since all lot purchases are completed, the budget allocated for lot purchases will be used to replenish reserves. This should enable the HOA to handle unexpected expenditures without a special assessment. It will also allow the HOA to pay for expected future expenses.

IV. Election of OFE board members

2023/2024 Board Members Voted In (Positions Agreed to by New Board):

President: Bill Winchell

Vice President: Bill Davey

Secretary: Courtney Conroy

Treasurer: Brian Beebe

At Large: Mike Elder

Motion to approve – B. Winchell- Second- C. Conroy

V. Old Business

a. Boat Ramp/ Replacement Updates:

-Current Boat Ramp Quote: Ramp quote increased by 17% to \$27,000 (does not include improvements to road or drainage)

-Waiting on our updated Legal guidance around liability if OFE replaces it.

-The HOA Boat Ramp committee will provide an update on cost once we are aware of our final costs and legal liability. (we expect to have a vote sometime this year on a special assessment to pay for the ramp replacement)

b. LED Street Lights - Brian Beebe updated HOA on Halifax EMC options. No significant savings to convert to LED which would also require replacing decorative light poles. Vote was passed to table this until 2024.

c. Speed Limit on N.& S. Robinson as well as E. & W. Pointe legally changed to 25mph. HOA has placed 5 new signs within the boundaries of these changes. We have asked that neighbors renting re-iterate this in their rental agreements and PLEASE if you see something, write down the license plates and report.

d. Cemetery- Thank you Jeanne Hammer for all the research, I have attached her documents to this Meeting Minute. Thank you, Janet O'Keefe for the Proposal. The HOA has voted unanimously to leave this area untouched currently. While Jeanne has offered to continue her research and share with us, we have decided/ voted as a group not to make any changes to the land. Both ladies' notes are attached to this Meeting Minutes email for your viewing.

VI. New Business

- a. Landscape/Mowing for the OFE Common areas: discussion and as Unanimous vote to spend \$1500 a year of HOA funds for mowing.
- b. Introduction of the official “Contact Link” on the OFE Website. This is a streamline process for neighborhood communications. In order to reach the OFE HOA Board please fill out the “Contact Link” on our OFE Home Page.
- c. Spectrum Internet- Spectrum high speed internet is being installed throughout Warren County under a Federal grant. Their contract requires them to be complete NLT May of 2025. Please head to the Spectrum website link and sign up with your interest so they’ll put us early on the installation schedule.
- d. Yearly Meeting Date (move the fiscal Year). HOA discussions around moving the OFE HOA Fiscal year so that we can do a Yearly Standing Meeting on Memorial Day weekend and add in a memorial day picnic to bring all of our OFE Neighbors together. Vote was taken and unanimously approved. Please stay tuned for HOA board updates when this is official.

The meeting was adjourned at 11:23 AM.