

**OFE ANNUAL HOMEOWNERS MEETING - JULY 19, 2025
STARTED 10:42 AM - ENDED 11:37 AM**

In attendance:

Spires	Dan/Kristin	IN ATTENDANCE
Elder	Rita	IN ATTENDANCE
Kerins	Tim/Alicia	IN ATTENDANCE
Elder	Mike/Jan	IN ATTENDANCE
Davey	Bill/Leslie	IN ATTENDANCE
Holmes	Todd/Debra	IN ATTENDANCE
Bell	Hannah	IN ATTENDANCE
McGann	Bryan/Joanna	IN ATTENDANCE
Winchell	Bill	IN ATTENDANCE
O'Keefe	Janet	IN ATTENDANCE
Funderburk	Bennett	IN ATTENDANCE
Prohaska	Christian	IN ATTENDANCE
Parker	David	IN ATTENDANCE
Beebe	Brian/Anne	IN ATTENDANCE

19 properties represented

Proxies:

Barber	Jeff/Danielle	PROXY
Evans	Brandon/ Heather	PROXY
Murray	Gary/Stephanie	PROXY

Eddy	Tom	PROXY
MacDonald	Mark	PROXY
McWhinnney/Hammer	Paul/Jeanne	PROXY

10 properties represented

A total of 29 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

Initial discussion:

- Bill Davey suggested a date for the next annual HOA meeting - Memorial Day weekend, May 23, 2026.
 - This date may have to be moved due to to '30 days before/after July 4' clause in covenants
 - Further investigation by K. Spires post meeting shows that covenants state: 5(a) An annual meeting shall be held on any suitable date within 30 days after annual assessments are due, as specified in the Bylaws and at a place designated in writing 30 days before the meeting.
- Janet O'Keefe asked how/to whom to report speeders and requested rental property owners have renters sign a paper acknowledging 25 mph speed limit.

I Approval of Annual Meeting Minutes - May 2024 Meeting minutes unanimously approved.

An introduction of all HOA Members attending the 2025 Meeting

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 2025-2026 budget.
- No bills outstanding for fiscal year 2024-2025 and under budget because of delay in boat ramp
- 2024-2025 Budget vs Actual Expenses were submitted [\(attached\)](#)
- 2025-2026 Budget was submitted [\(attached\)](#)

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

IV Election of Board Members

2025/2026 Board Members Voted in (Positions Agreed to by New Board):

President: Bill Winchell
Vice President: Bill Davey
Secretary: Kris Spires
Treasurer: Brian Beebe
At Large: Mike Elder

Motion to approve and seconded - Unanimous approval by members attending

V Old Business

- Boat Ramp Repair/Replacement Updates:
 - HOA reserves continue to climb allowing for a \$15,000 HOA contribution towards the boat ramp
 - Current contractor continues to be inconsistent with cost. Beebee, Funderburk, Winchell will continue to explore contractor options.
 - Must use Dominion approved contractor list, however Dominion is relaxing its rules on contractors so more options may be available.
- LED Lights:
 - No follow-through yet from Halifax regarding change to LED lights
 - Once we hear from Halifax, board will move forward as agreed upon at May 2024 HOA meeting (\$2500 of HOA budget may be used on upgraded LED streetlights)
- DOT Sign Replacement:
 - The sign at the top of the hill has been removed (stolen) and this has been reported.

VI New Business

- It has been requested to schedule debris pickup for later in April or early May
- Trash cans
 - It has been requested that the HOA Board follow ~~by-laws~~ covenants and send infraction notices and follow-through to hearings and fines in a timely manner.
 - HOA Board noted that it can be more timely than in previous situations, but will remain neighborly.
 - Trash problems should be reported to the boards and the board will follow procedures.
 - Trash enclosures must be large enough to hold the trash cans with room to move them, with a high enough fence. They do not have to be covered.
 - Currently, an enclosure plan has been submitted to the HOA Board for approval

- Neighborhood Directory
 - The goal is to create a neighborhood directory that can be shared digitally with OFE property owners.
 - Name and property address are public, so will be included on directory
 - Need permission from each homeowner to include the following:
 - Email
 - Phone number
 - Mailing address that is not OFE mailing address
 - Janet shared that the 'directory' on the website needs to be removed
 - Website in general needs to be updated
 - Remove old covenants and add new covenants only
 - Bill W. is currently responsible for website

The meeting was adjourned at 11:37 AM