

**OFE ANNUAL HOMEOWNERS MEETING - JULY 25,
2026 STARTED 9:42 AM - ENDED 10:44 AM**

In attendance:

Spires	Dan/Kristin	IN ATTENDANCE
Elder	Mike	IN ATTENDANCE
Jasso	Matthew/Carrie	IN ATTENDANCE
Davey	Bill	IN ATTENDANCE
Glass	Sarah	IN ATTENDANCE
Cabell/Hughes	Chris/Lindsey	IN ATTENDANCE
Bell	Mike/Hannah	IN ATTENDANCE
Winchell	Bill	IN ATTENDANCE
O'Keefe	Janet	IN ATTENDANCE
Parker	David	IN ATTENDANCE
Beebe	Brian/Anne	IN ATTENDANCE
Hammer	Jeanne	IN ATTENDANCE

17 properties represented

* Proxies:

Barber	Jeff/Danielle	PROXY
Elder	Bill/Rita	PROXY
Kerins	Tim/Alicia	PROXY

Evans	Brandon/ Heather	PROXY
Mohamed	Raphael/Andrea	PROXY
Holmes	Todd/Deborah	PROXY
McGann	Bryan/Joanna	PROXY
MacDonald	Mark	PROXY

10 properties represented

A total of 27 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

I. Approval of Annual Meeting Minutes - July 2025 Meeting Minutes unanimously approved with change in wording from 'enforcing bylaws' to 'enforcing covenants'.

An introduction of all HOA members attending the 2026 meeting

II. Treasurer's Report /Proposed Budget & Vote

The Treasurer reviewed key facts and figures from last year's budget and proposed the 2026-2027 budget.

- No bills outstanding for fiscal year 2025-2026 and under budget because of delay in boat ramp and less than expected landscaping fees.
- 2025-2026 Budget vs Actual Expenses were submitted ([attached](#))
 - Inquiry regarding website fee. Clarified that fee is to use the website. Website updates are done by a volunteer
- 2026-2027 Budget was submitted ([attached](#))
 - Reason behind increase in landscape costs is because HOA expects to lose current person who mows and will need to hire this job to be completed monthly.
 - Board is actively seeking estimates for this.

- It was suggested to increase landscape budget to include brush removal, debris clean-up, downed trees, etc. especially for empty lots, to reduce brush fire risk
- Motion to approve - unanimous approval by HOA Board and members in attendance.

Thank you to Bill Winchell for time on HOA board and willingness to continue maintaining website

IV. Election of Five Board Members

2026-2027 Board Members Voted in (Positions Agreed to by New Board)

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

V. Old Business

1. Boat Ramp Repair/Replacement – Updates
 - a. An outside contractor has been found and is likely to start after August of this year
 - b. HOA has not budgeted for the road portion of the boat ramp renovation, but Dale is doing better and has offered to help with the gravel drive
2. Architectural review update
 - a. The goal of having an architectural review is to consistently maintain a beautiful neighborhood
 - b. When in doubt, turn in an ARC request
3. Trash policy
 - a. It is expected for trash cans to be put out the night before garbage pickup and then have a way for trash cans to be put away the same day after garbage pickup
 - b. Request to be a good neighbor and adhere to covenants which helps avoid critters in the garbage and creates a clean looking neighborhood
4. Dock Signage
 - a. Dave Parker acknowledged that some HOA members have not yet participated in the 911 Task Force dock signage program. He has left the addresses of those not participating with the HOA secretary who will reach out to the individuals with 911 Task Force contact information so they can sign up for the program if they wish.

VI. New Business

1. Landscaping and Mowing of Common Areas
 - a. HOA board is seeking estimates for mowing from the top of Willie Robinson to the end of the neighborhood at least once a month
 - b. We currently have a quote at \$250/month to mow from OFE sign to end of OFE

2. Contractor responsibility
 - a. It is noted that contractor vehicles are creating deep ruts on the sides of the road
 - b. It is the responsibility of the individual homeowners to ask/expect contractors, especially landscapers, to avoid parking on the sides or to make repairs if a rut is created

3. Items brought up by HOA members:
 - a. HOA by-laws and covenants need to match
 - b. Website needs updating
 - c. HOA rules change rapidly and it is a good exercise to match and address new issues.
 - d. If you have a problem with renters in a neighbor's home, call the owner. For those who rent, it is suggested to have renters sign and agree to follow covenants.

Meeting was adjourned at 10:44 AM