

## Oakledge Annual Meeting Minutes: August 1, 2020

Topic	Discussion	Action Items
<b>Opening Remarks: John Golden</b>	<ul style="list-style-type: none"> <li>• Welcome to everyone and new members</li> <li>• Introduction of New Homeowners (8)</li> <li>• Established a Quorum</li> </ul>	
<b>Secretary Report: John Golden/Tim Sievers</b>	<ul style="list-style-type: none"> <li>• Motion to accept last year's meeting minutes was noted and affirmative</li> </ul>	2019 Meeting Minutes Accepted
<b>Treasurer Report: Chris Pappas</b>	<ul style="list-style-type: none"> <li>• Treasurer's report was presented and strong financial position was noted.</li> <li>• Increased home sales contributed to the reserve fund.</li> <li>• Reviewed operating, waterfront, social, and reserve funds.</li> <li>• Social funds were unused due to Covid</li> <li>• <a href="mailto:Treasureroakledge@gmail.com">Treasureroakledge@gmail.com</a> can be used for any treasurer related inquiries</li> </ul>	
<b>Audit Report: John Golden</b>	<ul style="list-style-type: none"> <li>• Jim Martindale performed the Audit, he was the last treasurer</li> <li>• He examined the treasurer's report and related records of the Oakledge Association for the calendar year 2019.</li> <li>• Assessments and other charges were billed to owners on a timely basis.</li> <li>• Cash receipts and disbursements have been recorded accurately and reconciled to association bank accounts, in an orderly manner.</li> <li>• The treasurer's report accurately reflects the results of operations and the financial position of the</li> </ul>	

	<p>Oakledge Association as of December 31, 2019.</p> <ul style="list-style-type: none"> <li>• All books and records are well maintained and in compliance with the by-laws.</li> </ul>	
<p><b>Harbormaster: Dave MacDonald</b></p>	<ul style="list-style-type: none"> <li>• Reinforced need for all boating families to submit registrations in timely fashion</li> <li>• Discussed mooring seniority, new mooring balls, small craft stickers</li> <li>• Thank you to Jim Bradley for fabricating sailboat rudder.</li> <li>• Dock availability</li> <li>• LSPA lake surveillance noted - thank you to Christopher Golden and Nathan Pappas</li> </ul>	
<p><b>Tree Warden: Scott Rappeport for Joe Doyle</b></p>	<ul style="list-style-type: none"> <li>• Importance of maintaining the canopy (Greenbook's Forest Management Policy)/ Noce's philosophy of conservationism in harmony with nature</li> <li>• Want homeowners to be thoughtful of their decision</li> <li>• Particular focus on the impact to the views of the community and neighbor</li> <li>• Want to work with the homeowner in make it a more educational process</li> <li>• Advice from UNH extension to value hardwoods over hemlocks/firs, also issues with ash borer</li> </ul>	
<p><b>Insurance: Doug Henck</b></p>	<ul style="list-style-type: none"> <li>• Changed brokers to Great American Life with improved coverage noted</li> <li>• No claims this year.</li> </ul>	

<p><b>Clubhouse: John Golden / Pam Berutti</b></p>	<ul style="list-style-type: none"> <li>• New vendor for security-Link Interactive (cameras, wireless, no audio)</li> <li>• Will be a full wireless system that can be expanded over time to do a lot remote monitoring and control</li> <li>• Want to thank Susanne Handy for generous offer on the piano, Brenda Rappeport and Caroline Mickle for working to make it happen</li> <li>• Great room on budget/ thanked committee/discussed design process and intention to move on to Phase II including the Stubli, dining room, and kitchen. New Sonos wireless sound system</li> </ul>	
<p><b>Oakledger: John Golden for Jenna Sievers</b></p>	<ul style="list-style-type: none"> <li>• Jenna Sievers is taking over the position</li> <li>• Jenna has received about 5 submissions thus far.</li> <li>• Please get yours in ASAP - you can email to <a href="mailto:jenna.sievers@gmail.com">jenna.sievers@gmail.com</a>. Photos are nice. Any questions call or email.</li> <li>• For new people, we would especially love to hear introductions from you since this is a very unusual summer and most of us have not met in person. If you are interested in seeing Oakledgers from past years the website has many that are easily available for viewing.</li> </ul>	
<p><b>Design: Peter Voss</b></p>	<ul style="list-style-type: none"> <li>• Reviewed all projects</li> </ul>	

<p><b>Website/Greenbook: Elizabeth Bruenau</b></p>	<ul style="list-style-type: none"> <li>● We are planning on distributing hard copies of the Greenbook</li> <li>● Reviewed website sign in and options/content</li> <li>● Noted missing meeting minutes</li> <li>● Call for submissions to Elizabeth re: family pictures, family narratives for website</li> <li>● Question about whether to do Oakledge Facebook/Instagram pages presented</li> </ul>	<ul style="list-style-type: none"> <li>● Meeting minutes will be uploaded</li> <li>● Submit family pictures and info for website</li> </ul>
<p><b>Oakledge Products: John Gardiner</b></p>	<ul style="list-style-type: none"> <li>● Setting up online store for personalized Oakledge gear</li> </ul>	<ul style="list-style-type: none"> <li>● Contact John if interested</li> </ul>
<p><b>Golf Carts: Len Spada</b></p>	<ul style="list-style-type: none"> <li>● Presented liability and safety issues</li> <li>● Requirement is to be a licensed driver</li> <li>● Discussed potential registration</li> </ul>	
<p><b>Maintenance/LRP: John Golden</b></p>	<p>Maintenance/LRP: John Golden Maintenance</p> <ul style="list-style-type: none"> <li>● We transitioned the maintenance position from Andy Nielsen to Mark Prowe this spring</li> <li>● Thanks to Andy for all of the work over the years</li> <li>● Projects include <ul style="list-style-type: none"> <li>○ Renewed Glenn Halleck;s contract for the next 3 years</li> <li>○ Cut back the rhododendrons</li> <li>○ Were able to skip the fall road grading</li> <li>○ We had a mild winter on the road, Oakledge Rd. didn't deteriorate at all</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"><li>○ Mark is in the process of have assessing our different systems<ul style="list-style-type: none"><li>■ Sprinkler systems - tweaking the lower, getting the upper to work</li><li>■ Waterfront lighting - switching out lights for LED, fixing some sensors</li><li>■ Assessing all the systems in the clubhouse and confirm the contractor</li></ul></li><li>○ Did do some cutting-back at the waterfront, was done a little late</li><li>○ Going to be a little more thoughtful, will have a schedule for Glenn for waterfront projects</li><li>○ Trying to add a couple of more parking spaces, we are going to try to use the mulch area in front of the clubhouse as parking for golf carts</li><li>○ Maybe be able to squeeze in more cars at the top near the upper shed</li><li>○ Have been replacing walk-ways, will start assessing deck and footings</li><li>● Repaving Oakledge Rd. - could be our single biggest outlay (\$100K+)<ul style="list-style-type: none"><li>○ Have a committee, which includes; Mark Prowe, Bill Palmer, John Gardiner, Bill Berutti, and Chris Pappas</li><li>○ Bill P. has taken the lead, we have just received a contract from a civil</li></ul></li></ul>	
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	<p>contractor to assess different options</p> <ul style="list-style-type: none"> <li>○ They are are going to do some test drilling before the circle</li> <li>○ Increased the maintenance budget for a patch</li> <li>○ Repaving will most likely be pushed to at least 2022</li> </ul> <p>LRP-handout</p> <ul style="list-style-type: none"> <li>● Adjusted assessments, buy-in and fees to increase the reserve so it bottoms</li> <li>● Will finish capital project spending period in 2026, cash will increase pretty fast</li> <li>● Reviewed specific projects-Oakledge Rd., kitchen/Stubli, tennis court, dining rm, decks</li> </ul>	
<p><b>Ballot Review: John Golden</b></p>	<p>1) Increasing Dues to \$100 from \$50 dollars. The dues are used to offset costs related to the holiday cook-outs and the Annual Dinner. We have had great success over the last two years with subsidizing the annual dinner and would like to continue with this in the future, and maybe add other events.</p> <p>2) Annual Assessment to remain at \$2,600. While the Long Range Plan does project gradually declining cash balances, the recent increase and the Association's current financial position doesn't merit an assessment increase this year.</p> <p>3) Increasing the Membership Fee to \$8,500 from \$7,500. Having been stable for over a decade and as one of the main contributors to the Reserve Fund, the</p>	

board felt the \$1,000 increase would help with the Association's longer-term financial position without having a major impact on home sales.

4) Request for \$10,000 from the Reserve Fund to be used at the Board's discretion. This allows the board to act quickly on miscellaneous capital projects, such as the recent upgrade of the piano.

5) Request for \$10,000 from the Reserve Fund for the 2nd phase of Clubhouse Design and miscellaneous clubhouse improvement. With the positive feedback on the bathrooms and Great Room, the board would like to continue the clubhouse renovation with a cohesive design and plan. Miscellaneous clubhouse projects include assessing and addressing aging systems, doors and Game Room windows.

6) Revise the Architectural Standards By-Laws to take into account the impact on the "natural tranquility" and to specifically prohibit swimming pools and sport courts.

- We see the Board's job as not only enforcing the Greenbook, but also evolving and adapting the Greenbook while trying to balance homeowners rights with the best interest of the community.
- Most of our due diligence came from reading the Greenbook, particularly around Architectural Standards, Tree Cutting policy, and old Oakledgers newsletters that talked about how Oakledge was

built, what was the goal of the community and what attracted people to Oakledge.

- Oakledge was founded with the goal “to preserve the property as closely as possible to its original wooded landscape” and with a deep concern “not to disturb the natural habitat of the birds and animals.” As one Oakledger succinctly noted in a tribute to Noce’s vision, “we have relished our days and nights in this quiet, lovely, woodsy haven.” The Board believes maintaining this environment is in keeping with the founders originals goals and in the best interest of the community.
- While there is no prior mention in the GreenBook of “natural tranquility,” there are precedents to limit noise pollution with rules against ATV’s, ski-mobiles, motorcycles and jet-skis. Noise pollution from one pool would have been an unknown, but it is clear that multiple pools and/or sport courts would have a significant impact on the feel of the community.
- The board believes the proposed changes will strengthen and clarify the Greenbook and are in the best long-term interest of the community.



	<ul style="list-style-type: none"> <li>• Lastly, think how you would feel if you had a pool on one side of both of you property</li> </ul> <p>7) Nominating Amy Klagges. As a newer member to Oakledge, Amy brings a fresh view to the Board. The Klagges have younger children and Amy brings important perspective to the board.</p> <p>8) Nominating John Gardiner. John has been a long-standing active member in the community. He brings his experience from other home owner associations and his active participation on several projects, including the paving of Oakledge Drive.</p>	
<p><b>Ballot Results: John Golden</b></p>	<ul style="list-style-type: none"> <li>• Association voted on all proposed ballot items presented in the meeting document, and each item was voted into practice</li> </ul>	<ul style="list-style-type: none"> <li>• Bylaws revised as per ballot item</li> </ul>
<p><b>New Business: All</b></p>	<ul style="list-style-type: none"> <li>• Dogs: Reminder that dogs should be kept to the dog deck close to the west dock</li> <li>• Volunteers - Requested that those who had volunteered for chairing social events this year simply do that for next year. We will have a couple of board openings next year</li> <li>• West dock is pretty busy on weekends, could you not leave you boat there for any extended period of time, we may change sign to in/out on weekends</li> <li>• No driving of goal carts if you don't have a license, there are legal liabilities, also if we could limit night use were possible, there is more danger and opportunity for mischief</li> </ul>	

	<ul style="list-style-type: none"><li>• Keep an eye out for who is using are facilities, we think we have been getting visitors from Baypoint Rd</li><li>• Please make parking on the mulch a last option, not a first option, the mulch is there to make the area look nice</li></ul>	
<b>Closing</b>	<p>Thank you to everyone who participated and to all the volunteers</p> <p>Meeting adjourned at 11:45AM</p>	<p>Next meeting: August 7, 2021 at 9AM</p>