

OAKLEDGE ASSOCIATION

2021 Annual Meeting

The 52nd Annual Meeting of the Oakledge Association will be held on Saturday, August 7th, 2021 at 9:00AM. We are planning to hold the meeting at the Clubhouse and will continue to monitor CDC and NH state guidelines to ensure that we follow Covid Safety Procedures. Additionally, we will likely open up a zoom for those that either are not present in Oakledge that day or do not feel comfortable attending in person. If you are unable to attend the meeting, your completion of a proxy vote (form enclosed) will help ensure that a quorum is met. Under the current circumstances, we may also allow votes to be emailed in.

State of the Association

The Association's financial status remains strong. Operating expenses have been rising in their normal trajectory, with annual assessment increases tracking relatively in-line with expenses. We are in the middle of several large capital spending projects and given the feedback from the community last year, there has been much work done on calibrating the Long-Range Plan to improve the financial position while taking into consideration improvements that need to be done to the roads, culverts, decks and clubhouse. These topics will be discussed in the meeting.

Thanks to all of those who helped with the many different projects and who participated in the committees. The continuous work done to maintain the roads, trees, clubhouse, security, utilities, and the waterfront is so greatly appreciated. The strength and continued growth of our community is only as strong as its support. Please consider ways to be a part of it and engage in Oakledge by volunteering. We are so fortunate to have this help, we encourage more Oakledgers to be involved.

This year we are looking for volunteers for the Nominating Committee, Waterfront & Clubhouse and will also be looking for continued support for the Clubhouse and Roads.

Given our progress with vaccines and the new CDC and NH State Guidelines, we are looking forward to having in-person events this year. Thanks to our Social Committee for re-invigorating our community gatherings and bringing us together after a very long year apart. We are looking forward to re-connecting with all of you and, especially, being able to welcome our new members! As guidance is continually updated and each family will have their own level of comfort, we thank everyone for following guidelines and we ask you to continue to respect others' rights to personal space.

We have had a record amount of home sales during Covid, but none in the last calendar year. We hope the members that have joined Oakledge during Covid will now be able to enjoy all it has to offer!

Saturday August 7th, 2021
52nd Annual meeting
AGENDA

8:30: Registration / Greenbook submission / proxy / quorum established

9:00: Meeting called to order and opening remarks: Marcia Metz

Secretary report: Amy Klagges

Treasurer report: Chris Pappas

Auditor report: Jim Martindale

Harbormaster: Dave Macdonald

Tree warden: John Golden

Insurance: Doug Henck

Clubhouse: Linda Martindale

Security: John Golden

Social: Peg Lesiak / Susan Woods / Brenda Rappeport

Oakledger: Jenna Sievers

Design: Peter Voss / Bill Palmer

Website / Greenbook: Elizabeth Bruneau

Clubhouse renovation: Pam Berutti

Long-range planning / Maintenance: John Golden / Mark Prowe

Ballot item review and vote

New business: open

Ballot results

Closing / next annual meeting: Saturday August 6th, 2022

Summary of Ballot items

1. The Board unanimously supports the provision for an Annual Assessments of \$3,200 per lot.
2. The Board unanimously supports the authorization for the Board to spend up to \$10,000 at its discretion from the Reserve Fund.
3. We are also recommending that \$10,000 Reserve Fund spend now be an item that is put into normal practice and will not require a vote annually.

Summary of Ballot items (continued)

4. The Board unanimously supports the update to the Golf Cart policy, requiring registration of golf carts and attestation acknowledging that the policy has been read.
5. The board unanimously supports the authorization to spend up to \$160,000 to repair and repave part of Oakledge road and replace 3 rotten culverts.
6. The board unanimously supports the authorization to spend up to \$120,000 on renovation of the kitchen and Stubli.
7. The Board unanimously supports the recommendation of the Nominating Committee for a new board member: Molly Wellers.
8. The Board unanimously supports the recommendation of the Nominating Committee for a new board member: Greg Jenkins.

New Board Nominee Bio

Molly Wellers

We moved our permanent residence to New Hampshire from Connecticut in February of 2021. Our family were frequent visitors to Oakledge over the last 30 years. My parents, Mac and Frances Booth, built Counterpoint in 1992.

I was a stay-at-home Mom to Amelia (30), Eric (28) and John (25) in Ridgefield. I have had a variety of volunteer and paid jobs as varied as River Study Elementary School organizer, Transportation for ABC (A Better Chance) High School students, Executive Assistant to the Ridgefield Symphony Director, and Livestock Manager for The Hickories Organic Farm (sheep, pork, rabbit, and fowl). The last was my overwhelming favorite – even if it drove me to veganism.

Originally from metropolitan Boston, I attended the University of Colorado. Following graduation, I was employed as a Systems Engineer by IBM where I met my husband, Dan, a Marketing Representative. We have both since moved on to many different roles and are happy to be starting new ones here at Oakledge.

Greg Jenkins

I live in Scituate, MA with my fiancé Keri and my two children Matthew (20) and Sarah (16). My brother Larry Jenkins and I bought in Oakledge in the winter of 2017. We stumbled upon Oakledge while looking for a house to rent for the ski season. We loved what we saw in this community and decided to buy instead. We are at 8 Fox Run.

In 2004 Larry and I acquired a marketing research company called Focus On Boston. We have focus group facilities located at Boston's Rowes Wharf and in Braintree. I run the day to day operations as well as finance for the company.

During the summer months we enjoy spending as much time on our boat (HiJenks) as we can. We hit the slopes every weekend we can manage in the winter. Oakledge is truly a hidden gem and I would be honored to serve on the board and help out in any way.

OAKLEDGE ASSOCIATION
ANNUAL MEETING 2021
PROPOSED BALLOT SUMMARY

****DRAFT ONLY****

	Ballot Item	FOR	AGAINST	REQ%
1.	Increasing Annual assessment to \$3,200 per lot.			2/3 %
2.	Authorization for the Board to spend up to \$10,000 at its discretion from the Reserve Fund			2/3 %
3.	Board authorization to spend up to \$10,000 from the Reserve Fund to be put into regular practice and no further vote at annual meetings will be required.			2/3 %

4.	Authorization to revise Golf Cart policy in the Greenbook, requiring registration and signed attestation.			2/3 %
5.	Authorization to spend up to \$160,000 to repair and repave parts of Oakledge Road and rotten culverts			2/3 %
6.	Authorization to spend up to \$120,000 for Kitchen/Stubli renovation			2/3 %
7.	Nomination of Molly Wellers as a new member to the Board of Trustees.			majority
8.	Nomination of Greg Jenkins as a new member to the Board of Trustees.			majority

OAKLEDGE ASSOCIATION

ANNUAL MEETING

PROXY FORM

I am unable to attend the Annual Meeting of the Oakledge Association.

I authorize _____ to be my proxy on all
issues requiring a vote.

Owner _____ Lot # _____