

**Oak Ridge Meadows Townhouses
Homeowners Association
Annual Meeting of Members
January 21st, 2020**

Meeting Minutes

A meeting of the Oak Ridge Meadows Townhouses Homeowners Association, Inc. was held on Tuesday, January 21, 2020 at the Oak Ridge Meadows Clubhouse.

Community Watch report presented by Robin Amelkin. Guest speaker Officer D.J. Williams II, Community Resource Officer, gave his report. Crime statistics for our area are low and nothing to be concerned. Yellow Dot Program envelopes discussed and handed out. Mary Gear discussed the record turnout at National Night Out (NNO) held in August 2019. NNO will be held this year on Tuesday, August 4th.

President Mary Gear formally called the meeting to order and reviewed the HOA's mission statement. A Quorum was present. Mary stated that Robin & David were rotating off the board this year. Mary is resigning after this meeting and Greg Wyrick had been appointed by the Board to finish out her one-year term.

Introduction of board members present: Janeann Armbruster, David Hammond, Robert Clark, Robin Amelkin, Nancy Orihuela, Preston McNeil, and Mary Gear

Approval of 2019 annual meeting minutes by acclamation.

Mary presented the Amendment to the Bylaws for vote by members. This amendment will require Board Members to be a member of the HOA and in good standing. Motion was made and seconded. Vote taken. Amendment was unanimously approved.

Mary reviewed the following in her President's report: Fair Housing Claim filed in 2018 versus the HOA is still pending with no action taken in over a year; discussed plans to resurface tennis courts by eliminating one of the courts and adding 2 pickleball courts and a basketball play area; the insurance amendment passed earlier in the year; Architectural Committee's activities during the year; contacting the City of Greensboro to take over the asphalt maintenance responsibilities for Oak Ridge Meadows Drive; monthly rate increase from Republic Waste starting in 2021 of \$8.50 per home for back door pickup and recycling; and closing day pool party. Residents were asked to comply with parking policy by registering their vehicles and displaying the ORM parking decal. Visitor parking hangers are available by contacting Lambeth Management.

Management report presented by Scott Lambeth of Lambeth Management. Scott introduced Tiffany Hanlon who was present taking minutes and talked about other members of his staff. He reviewed the following in his report: landscaping projects completed during the year and the one currently being done at front entrance; upgrades to the equipment in the fitness room, road projects including rip rap being installed as well as new curb & gutter on 3 streets; improvements

to the pool with addition of ceiling fans, shades, and new furniture; painting contract on Harvest Time Way & Christmas Place, roofing 5 buildings on Christmas Place; and drainage projects completed.

Financial reports by Scott Lambeth:

The December balance sheet, income statement and cash flow were reviewed. Only seven accounts were past due and not eligible to vote at this meeting. Scott further reviewed changes in bank accounts and capital reserve over the past 5 years. 2020 budget was presented, discussed and ratified 2019 Annual audit report is underway. A copy of the report is available upon request.

Committee report:

Architectural committee report: 40 requests approved with most requests being replacement windows. Great job by chairperson Janeann Armbruster and committee.

Clubhouse Committee report was attached to the handout. 47 rentals during the year. Special thanks to Robin Craddock for an outstanding job as clubhouse coordinator

Pool Committee report also attached to handout. Activities at the pool were discussed and highlighted. Special thanks to Susan Mazzella and her committee for an outstanding year of maintaining the pool and providing numerous social events.

David Hammond presented the Court Captain / Community Watch report. David stated that additional court captain volunteers are needed.

David Hammond presented the ballot for Board of Directors which included Victoria Morgan and Brent Sievers as candidates for the 2 open spots. There were no nominations from the floor. Nominations were closed. Victoria and Brent were elected for a 3-year term by acclamation.

Meeting adjourned.

Respectfully submitted,

Tiffany Hanlon, Acting Secretary