

Oakbridge Community Services Association

Annual Meeting • 2025 Jan. 6 • Minutes

1. Call to Order and Quorum Count

The meeting, held via Zoom, was called to order at 6:38 PM by President Brent Denton. The following households were represented:

- 7865 EOC: Brian Strobel (Director)
- 22 Oak Glen Ct.: Lizzie Tonkin
- 17 Stonehedge Ct.: Laura Schweitzer (Treasurer)
- 26 Stonehedge Ct.: Ron Hay
- 7810 WOC: Jacob Specht (Director)
- 7814 WOC: Brent Denton (President)
- 7845 WOC: Joan Henry
- 7846 WOC: Abigail Darwin and Richard S. Russell (Secretary)
- 7850 WOC: Mark Allen
- 7909 WOC: Rachel Robillard (Director)
- 7925 WOC: Valeria Davis-Humphrey (Dir.)
- 7942 WOC: Morgan Piehler
- 7958 WOC: Kraig Bodie (Vice-President)
- 7962 WOC: Elin Erickson
- 7986 WOC: Brian Shah

16 people and 15 households were represented, constituting a quorum.

Guests: none

2. Overview of the Agenda

[structured the same way as these minutes]

3. Introduction of Board Members and Other Officers

4. Announcement of Proxies

[none]

5. Introduction of Candidates for Board of Directors

Declarations of candidacy had been received from Mark Allen, Valeria Davis-Humphrey,

Brent Denton, and Brian Strobel, who all gave verbal presentations. There being exactly 4 candidates for 4 vacancies, President Denton asked if there was any objection to casting a unanimous ballot for them, and there was none, obviating the need for a formal election.

6. Explanation of Election Procedures

[not needed]

7. Polls Open for Election of Directors

[not needed]

8. Reports on Activities during 2024

A: President Brent Denton. It was a relatively uneventful year for presidential duties, with all items being reoccurring tasks: submitting property taxes (~\$20; first year being assessed, but now an annual thing) and income taxes (prepared by treasurer), renewing state registrations, renewing liability insurance, and issuing a few liens for unpaid dues (submitted to the city by secretary). I also prepare draft agendas for each of the Board's administrative sessions.

B: Treasurer Laura Schweitzer. Most expenses are routine and relatively consistent every year, except for fluctuations due to the weather. This is reflected in the 2025 budget to be presented later. Bills were all paid promptly.

C: Secretary Richard S. Russell.

- Agendas were distributed.
- Minutes were taken.
- Zoom meetings were hosted.
- Efforts were made to keep our database up to date when properties changed hands.
- Attempts to get e-mail addresses for the 63 of our 145 households for which we don't

have them were ineffective.

- The major secretarial activity (as it is every year) was preparation of the annual dues notification letters, plus nagging letters several months later for people who hadn't yet paid.
- A month or so after that, liens were filed.

D: Architectural Review Board Report from Kraig Bodie. There were not a lot of new projects submitted throughout the year, but the ones that came in were processed promptly.

E: Social Committee Report from Rachel Robillard. Both the neighborhood garage sale and 4th of July picnic went well, with good participation. We didn't have a lot of turnout for fall raking, but there weren't that many leaves so it only took the handful of people about an hour.

F. DCR (Declaration of Covenants and Restrictions) Revision Committee Report from Brent Denton. We have a draft document largely the way we'd like to see it, but there's a question as to what "common areas" originally meant when Oakbridge was being developed. We are adjacent to Oakbridge Condominiums and Oakbridge Apartments, which (we think) were also subject to the overall DCR, with items particular to our own Oakbridge Community dealt with in the Supplemental DCR. But there's a swimming pool (and there were tennis courts) that are adjacent to the condos. Were those once considered part of the "common areas" that we had rights over? We don't know, so the revisions are on hold until we can consult lawyers.

G: Landscaping Report from Kraig Bodie. A few trees were removed by Boley TLC late this fall, and new saplings were planted along the west side of the "stem" of the Oakbridge street leaf. More removals and replacements will be needed on an ongoing basis, but the plan is to do only a few each year.

H: Online Presence Report from Brent Denton. Facebook and NextDoor postings have generally (but not always) occurred for OCSA items, but the website has been a bit spotty. The transition over to the new platform is complete. We're getting an additional webmaster to share the work.

9. Remarks from Members

[none]

10. 2025 Budget

A: Presentation by Treasurer Laura Schweitzer. See attachment.

B: Discussion. [none]

11. Discussion Period

A: Closing of Polls. [not needed]

B: Member Recruitment. Members were invited to join the Architectural Review Board or any committee.

C: Open Discussion. [none]

12. Announcements

A: Election Results. [not needed]

B: Administrative Session. President Denton announced that the first meeting of the newly elected Board would commence 5 minutes after the annual meeting adjourned. Community members were welcome to remain signed in using the same Zoom link.

13. Adjournment

The meeting was adjourned at 8:01 PM.

Respectfully submitted,
Richard S. Russell, Secretary