

2026 Oakfair Plantation Homeowners' Association Annual Meeting Minutes

Location: Chaires Cross Community Center

Date/Time: 2/25/2026 6:00-6:45pm

Attendance: 12 members

1. Discussed signage and notification of the Annual Meeting. Moving forward we will likely only send meeting notifications via email or letters.
2. Natural Gas project updates. Phase 2 is complete. If you still have flags on your property you can now remove them, the city will not remove them. Phase 3 is on hold until more members pull permits and get hooked up with gas. If you are interested in getting hooked up, contact a licensed plumber. Some members have used Jim Bennett Plumbing. If you get a hookup with Natural Gas, be sure to sign up for any and all rebates through the city. If you plan to run a generator with the gas you need to notify the city ahead of time. They will need to install a larger gas line to your home.
3. Treasurer updates. We still have some outstanding dues. The current unpaid amount is \$2,488.58. The Board discussed sending out 2nd notices. The Board has not voted to increase dues by 10%. There is a possibility this will happen sometime in 2026 which could impact dues for 2027.
4. Discussion on forming an Architectural Committee. The board is asking for volunteers. If you are interested in volunteering please send us an email. As a reminder all plans for significant improvements to your property should be sent to the Board for approval.
5. Open discussion about decorating the front entrance for holidays (mainly Christmas time). The Board is open to creating a fund to help pay for supplies. We need to determine who will be in charge of the decorations.
6. Open discussion about a Halloween Party. As you know we did not have one in 2025. Since Halloween falls on a Saturday this year, we can likely schedule a party. It was also discussed that we don't have to hold a neighborhood party for Halloween, we could schedule something anytime during the year. If you have suggestions, please email us.