

2/26/2025 Oakfair Plantation HOA Annual Meeting Minutes

- President briefly talked about the oakfairhoa.com website. Encouraged members of the HOA to check the website for meeting minutes, C/Rs, Bylaws, etc.
- President gave an update on the status of the Natural Gas project. There was a miscommunication with the city about next steps. President explained that we need to file for at least one permit in all three stage areas.
- Vice President Danny Brown indicated that he has officially submitted the permit paperwork to get the ball rolling with the city. Also mentioned that the cost for the city to run the gas to the house is a \$5,000 expense that is completely covered if homeowners sign-up for a hook-up. No indication if the city will cover for this hookup cost after the project is complete.
- President will send an email out to all members with the map of the three stage areas along with a list of plumbers that the city recommends. There will also be information as to what type of rebates will be offered.
- Treasurer Grant talked about the budget, cash on hands and dues collection. It was indicated that this past year there was an unexpected cost for holding pond permits from the county. Explained that the board has yet to discuss if the dues will be increased another 10% for 2026. Long term the goal is to restructure the dues so that every member pays the same rate. Right now it is based on property size. Dues collection for 2025 is healthy but still we have a couple members whose bill is very high.
- Open discussion topic on what it would require to change the structure of dues and or an increase of more than 10%. Board members indicated that we need a quorum which is 65% of all members for a vote to count. The board also indicated that the requirement percentage decreases by half each time it is not met.
- Open discussion on tree trimming and concern of a couple "sick" trees near the holding pond. President will work on getting quotes from tree companies.
- Open discussion on roadway concerns and that the HOA as a whole needs to start preparing for this expense either by increasing assessments/dues or working up a special assessment. President spoke about roadway work quote from 2022 that was upwards of 350k.