

Ransom Oaks Community Corporation Meeting Minutes

November 15, 2021

Motion to open meeting made by Chris B at 6:32pm. 2nd by Jen R, carried by all.

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Chris Bogdan	P	Jenifer Rehac	P	Logiq MGMT Team	P
Bill Klein	P	Chris Kausner	E	Yolanda Minichello	P
Jennifer Stewart	P	Brian Carpenter	A	Michelle McCormick	A
				Peggy DeGlopper	P

Finances

- As of 10/31/21 the checking account balance was \$211,547.69 and total assets \$263,395.69
- Transferred Reserve Contribution of \$90,000
- 5 lien filings completed

For Discussion

- BOD reviewed budget, projects, operating expenses and reserve study.
- Possible project for next year: spending \$3875 to replace missing sidewalk spaces along Old Oak Post. Approval would be necessary from residents where the gaps occur on their property.
- Approximately \$7000 to replace concrete slabs on pool deck and patch all spots at RO and GW.
- GW clubhouse flooring replacement can wait, but shoe mold replace should be inexpensive upgrade.

Architectural Hearing: Fences

- New residents at 55 Kingsbrook 6:30pm – residents replaced a lattice fencing piece but doubled its size and replaced it with solid panel privacy fence. Architectural Committee denied request for fence. Application submitted post installation. Residents made case to keep fence for privacy and safety.
- New residents at 47 Kingsbrook 7:00pm – Fence was in place at the time of the walk through prior to the closing in 2019. Property was under Fannie Mae ownership and Fannie Mae brought this property in to the HOA prior to current resident closing. Prior

alleged fence was removed before this resident closed. Fence removal was not directed by HOA. The resident asked that his new privacy panel fence be grandfathered in due to outlined circumstances.

- Other fence structures to be reviewed by the AC are :
472 Glen Oak Dr
488 Glen Oak Dr
8 Glen Oak Dr
11 Bramhill

Motion to vote on removal of fences without further discussion with Brian C presented by Bill K, 2nd Peg D, all approve, non-oppose. Motion carried.

Motion to remove fences at 55 and 47 Kingsbrook with extended removal deadline of May 1, 2022 made by Chris B, 2nd by Chris K, 7 in favor, 1 absent, 1 abstain. Motion passed to remove fences.

Motion to increase assessment charge by 6% for 2022 (\$423) made by Chris K, 2nd by Bill K, 7 in favor, 1 absent, 1 abstain. Motion carried.

Chris K left at 7:44pm

Motion to adjourn meeting at 7:52pm made by Chris Bogden, second by JenS , motion carried by all.

Board Meeting Calendar

No January Meeting