

OAK RIDGE BOARD MEETING MINUTES JULY 28, 2025

IN ATTENDANCE: Rick Neubig, Terry Brennan, Lisa Sevcik, John Entenman in person. Igor Klimchynski virtually. No attendance from Walden representatives.

Meeting called to order at 3:00

Approval of June, 2025 meeting minutes was reached, after agreed upon detail/scope of minutes.

TREASURER REPORT by Terry Brennan as follows:

June 30, 2025

Operating cash = \$129,789

Reserve cash = \$167,930

Adjustments to occur in July

Move \$100,000 from operating to reserve (assessments received in June)

Move \$13,000 from reserve to operating (part of September assessment)

Move \$13,,740 from operating expense to reserve expense (Soffit painting)

Move \$7,238 from operating expense to reserve expense (Lighting upgrades)

After adjustments: Operating cash \$63,767; Reserve cash \$233,952

Anticipated reserve expenditures:

Driveway repairs. \$15,000

Bylaws \$11,000

Reserve study. \$6,000

Fire sprinklers. \$25,000

South Elevator. \$90,000

TOTAL \$147,000

EXPENSES YTD are in line except for timing differences and the continuing inadequate budget for utilities

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AUDIT REPORT: Still waiting for QuickBooks from Walden

Next assessment payment is scheduled for April 2026

COMPLETED PROJECTS

DOOR CLOSURES - New hydraulic door closures were installed to replace original closures on interior fire doors.

DRIVEWAY LIGHTS - 10 New driveway lights were installed to replace failing lights.

ELEVATOR CERTIFICATION

The State Inspector was onsite the previous week to inspect the South Elevator. Inspection report is pending.

GRILLING ON PATIOS - T. Brennan and M. Hutchinson investigated City of Ann Arbor fire codes for grilling on patios and found that charcoal grills and large-tank propane gas grills are not allowed. Electric grills, and grills which use small propane tanks are allowed.

SECURITY CONCERNS - L. Sevcik presented a proposal by EPS Security to address updating the OakRidge Access Control (key fob) system, the Fire Alarm system, and to install security cameras at all points of entry. The installation cost for all 3 systems = \$13,550.24. There would be a monthly cost to monitor the systems of \$178.00. A second proposal will be coming in from Allstar Security this week. Discussion will follow after owners are surveyed of their interest in updating the systems.

ACTION ITEMS:

WATER COSTS Upcoming evaluation of water costs by Rick Neubig will look at the quarterly differences to determine when water is at highest cost. Sprinkler system to be evaluated for cost and effectiveness.

UPCOMING SURVEYS: Owner survey of Security System and key fob system
Owner survey of deck Grilling.
Owner survey of allowing pets in building

BYLAWS UPDATE - John Entenman

Contract with Walden: incorrect address to be changed
Auto renewal with 90 day notice for termination
Contract page lacks Walden signature
Paragraph #4, which details that management will visit OakRidge once Per week without extra cost no longer applies, as it was negated by Previous board when the contract with Walden was agreed upon

LAW FIRM MCKOWER - contract signed Feb 18, 2025

John Entenman detailed difficulty contacting person working on our bylaws rewrite (Brianne)
John has asked for detailed billing.
John will investigate if changes to House Rules require Simple Majority.

LANDSCAPE COMMITTEE REPORT

Two differing opinions submitted by the Landscaping Committee over the future focus of projects will be returned to the committee with a request for a succinct report. Budget limits will be determined after plan is set.

OWNER NOTIFICATION OF WORKERS ON-SITE

The board is seeking improvement of Walden warnings to owners when workers will be onsite, especially when workers are on patios or in front of windows.

Contractor responsibility to leave a job complete and clean will be enforced by Walden following up on completed jobs.

A consistent feedback process by owners to Walden and the Board will help ensure these goals are reached.

OWNERS ATTENDING BOARD MEETINGS will not be presently allowed.

The board will offer owners Quarterly Meetings. The duration will be 90 minutes. Meetings will be held in the 3rd floor lobby. The first meeting will be held Aug. 11, 2025.

The July board meeting was dismissed at 4:10

