



OAK ACRES
PROPERTY OWNERS ASSOCIATION, INC.

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Annual Meeting Minutes

Saturday, May 21, 2022

1. Meeting opened at 1:05 pm at North Park Pavilion
2. POA President Gary Culver, requested a moment of silence in honor of our Vice President, Chuck Mason, who passed away on April 10. Prayers for Pat and family. Requested Pat let us know if she needs anything.
3. Prayer by Wayne Pitchford
4. Introduction of Property Owners attending the meeting
5. Review of October 16, 2021, meeting minutes for approval

1st Motion Stephanie Byers

2nd Motion Keith Fitzgerald

6. Review of Financial Report for May 1, 2021 – April 30, 2022, for approval. The taxes for the POA Parks will more than double for 2022. Gary Culver requested a copy of the appraisal notices when we receive them, and he will protest.

1st Motion – Wayne Pitchford

2nd Motion – Dennis Hagan

7. Discussed Street Repairs
 - a. Chuck Mason had gotten a bid for street repairs, but it was in the \$15,000 range. Not enough money in the general fund to do this at the moment.



- b. Jerry Luce suggested accessing each property owner an extra \$500 or sell South Park and requested the board research all viable options.
- c. Gary Culver mentioned patching with extra asphalt from nearby jobs.
- d. Gary Culver also requested that we add a note to the Oak Acres website about new construction heavy equipment damaging roads that says:

“Would be nice if any damage to roads and property due to new construction were taken care of by the property owner.”

8. Discussed North / South Park rules and regulations & key process

- a. Property Owners should refer to the website.
- b. Any of the short-term rentals should be responsible for having their own liability insurance.
- c. Brenda Whitten explained the key process for the parks.
 - You must be a paying member of the POA
 - Sign the key form
 - There is a \$50.00 charge for a replacement key

9. Approval for donation to Log Cabin Fire Department - \$300.00 donation

1st Motion – Wayne Pitchford

2nd Motion – Keith Fitzgerald

10. Schedule for fall workday – Mid October – Saturday, October 15th. Put date on POA Invoice in notes.

1st Motion – Wayne Pitchford

2nd Motion – Keith Fitzgerald

11. Mary Eaton was elected as a new board member

1st Motion – Gary Culver



2nd Dennis Hagan

12. Open Discussion – The following item was discussed

- Add (4) Boat Slips at end of pier – Marty Kowalkowski
- From October 16, 2021, open discussion, the following items have been completed:

Website is up and running: oakacrespoainc.com

Tractor was sold for \$1,000.00 per approval email from the board

13. Meeting Adjourned

1st Motion – Wayne Pitchford

2nd Motion – Dennis Hagan

Board Members:

Gary Culver – President (end of 3-year term 5/2024)

Mary Eaton – Vice President (end of 3-year term 5/2025)

Jeff Byers – Board Member (end of 3-year term 5/2024)

Jim Whitten – Board Member (end of 3-year term 5/2024)

Keith Fitzgerald – Board Member (end of 3-year term 5/2024)

John Beasley – Board Member (end of 3-year term 5/2024)

Mark Harrison – Board Member (end of 3-year term 5/2024)

Treasurer – Brenda Whitten (end of 3-year term 5/2024)

Pat Mason – Secretary (end of 3-year term 5/2024)



Boat Slip Committee – (3) Owners & 3 Non-Owners)

Owners: Jim Whitten – Chairman (end of 3-year term 5/2024)
Lisa Caplinger (end of 3-year term 5/2024)
Pat Mason (end of 3-year term 5/2024)

Non-Owners: David Robinson (end of 3-year term 5/2024)
John Beasley (end of 3-year term 5/2024)
Mark Harrison (end of 3-year term 5/2024)
POA President Gary Culver – swing vote, if needed