Oak Hill at Spring Ridge HOA

2024 Action List Major Projects

	Description	Major Projects Status/Comments	Completed
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		Bob contacted two companies (Entech & Spotts, Stevens & McCoy). Diane contacted Kipcon and received a proposal for surface drainage, which was sent to the BOD on 11/23/22. The Board approved the proposal from Kipcon to inspect and provide a report. Afterwards Bob received a proposal from Entech which included the entire community. The cost for Entech was much more than Kipcon. The Board voted to terminate the contract with Kipcon and approve the proposal from Entech. Task 1 was completed on June 7th. They expect to have plans by the end of June 2023. Task 2 was completed and Entech is waiting for documents from the Township. 10/31 Entech sent the plan noting the problem areas. They will prepare plans for preliminary improvements to address the problem areas. 2/23/24 Diane forwarded the plans from Entech to the Board to review. Entech recommended two Geotechnical Consultants (Earth Engineering & Barry Isett & Associates). 3/18/24 Diane contacted Earth Engineering & Barry Isett & Associates for construction plan	
		bids. Earth Engineering declined, as they perform testing for storm water systems, not	
		design. They recommended McCarthy Engineering. Diane received a bid from McCarty,	
	Storm water management -	Barry Issett, Entech and C2C for the pre-construction phase. Bob is having someone review	
1	Potential sink holes	the bids	
		The Board finalized the updated parking rules and regulations along with a cover letter to the owners with a deadline of 12/15/23 for feedback. Discuss feedback on the proposed parking rules and how to convey to the owners. Parking feedback has been tabled for now.	
2	Parking Rules Changes	7/15 - Deb drafted new Parking R&R for BOD to review	
2	Leasing Restrictions	On 1/24/24 Diane sent the updated version of the leasing rules, survey, application, certificate and lease addendum to the BOD to review. The Board scheduled a Leasing Amendment meeting w/owners on 3/26/24 to review the amendment details. The Board also scheduled a meeting on 5/6/24 for owners to vote on the Leasing Amendment. The Amendment was recorded on 6/17/24. The next step is for the Board to approve leasing rules and regulations.	
3	Landscape & Snow Contract	rules and regulations. The BOD reduced the list of bidders to four (Strauser, Edwards, Anewalts & New Castle). Diane send the specs to the bidders, which are due back by 7/19/24. Upon receipt the Landcape Advisory Committee will review the bids. 7/29 the LC met to review the bids, they have follow up questions for the vendors whom they plan to interview with. The LC interviewed Edwards and New Castle. The LC and Board voted to award the landscape and	
4	Bids	snow contracts to Edwards for three years.	Yes