

Oak Run Homeowners Association

General Meeting Minutes

December 10, 2025, Orchid Club

V2025-12.1

Call to Order: Linda Skowronski called the meeting to order and welcomed those present. She led the Pledge of Allegiance and read the ORHA Mission Statement.

Roll Call: Directors Present - Linda Skowronski, Gary Behrens, Kathy Friebeis, Ali Inman, Dave Ryan, Doug Fawley, Tangie Martinez and Ritch Winter. Directors Absent- None. It was moved to approve Quorum by Gary Behrens and seconded by Dave Ryan. Motion carried and quorum established.

Non-voting members present - Joan Farmer

Motion to Adopt of Agenda: Gary made a motion to approve the agenda. It was seconded by Doug, voted on and carried.

Minutes: Motion to approve previous month's minutes was made by Doug and seconded by Ritch, the motion was approved and carried.

Guest Speakers:

Election Commissioner, Mickey Hoey:

Mickey was trained for this position by Kevin Wilder who had the position for over 8 years. She shadowed him for 3 years before taking over. The ORHA Board election will be held at the Donut Drop-in on January 10, 2026, from 8am until 12pm. Each home is allotted one vote. If a homeowner wants to give their vote to a tenant they must complete the correct forms. Absentee Ballots must be in the mail box by 5pm on Friday, January 9, 2026. Voters can put only four candidates per ballot, this includes one write-in. Adding an additional candidates may cancel your vote. Candidates must get 10% or higher of the total votes.

Contact Marie Govan for details about absentee ballots and Proxy voting. Her information can be found in the December Gazette and in the Oak Run Directory. Eleven persons have signed up to be Candidates for the available Board positions; Linda Walters, Linda Skowronski, Mike Sutton, Mike Nugent, Robert Smith, John Schultz, Randy Howe, JoAnn Keane, Mary Gaulding, Ana Warga and Melissa Keaton. Participants Bio.'s can be seen on channel 12 and in the newsletter. There will be 2 opportunities for residents to meet the candidates. Candidates will be at the Ambassadors' December 11th Meet and Greet and the Seniors Working Together meeting on December 15th.

Marion County Sheriff's Office, Captain Ryan Robbins:

The Captain use to be Oak Run's liaison at the Sheriff's office. He is now heads Marion County Sheriff's Office's Juvenile Division. The Sheriff's Office must provide an officer for every 1,000 students every school in the county. This takes a large portion of the resources. To address some of these issues the

Office has started a High Utilization Program/Crisis Intervention Program. The program uses non-officers to deal with people who have issue that do not require Officers. This includes calls from seniors and others who call 50 to 100 times a year. The calls are usually made by persons needing mental health and other services. The Captain suggested that another way to deal with the limited resources is for residents to be proactive and lock the doors of their homes and cars. On Top of The World and Stone Creek have seen an increase in car robberies. The thieves are not breaking into cars. They are stealing from unlocked vehicles. If the thieves are unable to find unlocked cars in Oak Run the chances are they will not make our neighborhood a place they will come to. Oak Run continues to be a very safe community. When asked about home invasions the Captain said while he could not say never he did say that we have not had reported home invasions carried out by outsiders in Oak Run. However, residents should continue to lock their cars and doors. He stated that if he was ready to purchase a home in a 55+ community it would be Oak Run because of the safety, the people and oak trees. He also spoke highly of Brian Fisher, his continued communication with the Sheriff's office, getting ahead of issue before they become a problem and he is a pleasure to work with. He said that Brian is great advocate for this community.

Officer's Report:

The Treasurer's report was read by Linda, with no questions. The report will be filed.

Security Report: Brian Fisher clarified that the Marion County Sheriff's Office continues to patrol our community on a regular basis. He reminded residents to lock the doors to their homes and cars. There have been reports of a person peeping into windows in a specific NBHD, Neighborhood 1. He has been caught on video. It was reported to the Sheriff's Office. It is believed that the peeper has been arrested before, if he is in violation of his probation he will be arrested. He reminded residents that Oak Run is private property and Open Carry is not allowed in the facilities. This will be posted.

The Sheriffs office report for the month of November;

90 Calls for Service

3 Criminal

3 non-criminal

21 traffic stops.

Old Business:

Volunteers are needed for Board Secretary and Assistant Secretary.

New Business:

John Schultz has been appointed as the Purchasing Agent.

Kathy Friebe will be the 2026 Ambassadors Chair Person.

The Volunteer Appreciation Breakfast is scheduled for January 24, 2026. It was noted that January 24, 2026 maybe in conflict with the Pancake Breakfast. The Breakfast information will be forwarded to NBHD Reps, Club officers and Committee leaders.

Comments

Comments from the Residents:

Ana Ortiz-Warga, NBHD 8, chair of Senior Working Together.

Ana is looking for volunteers for the SWT. The more voices coming forward will have greater effect. At the next SWT meeting she will play a video of the last Waste management meeting she had with officials.

The state has issued two mandates requiring that repairs and upgrades be made at the facility. There are plans for two expansions. It is more economical to spend the money to open a larger modern facility away from our community.

There have been reports of rats in the community. The rats are not a result of the sewage facility. The best remedy is prevention. Residents should not leave food out, they should keep the area around their home clean and report infestation.

Henry Hanscom, NBHD 17, states that the Board has funds that should be used to buy microphones. Ritch informed him that these microphones cost hundreds of dollars verses those that cost under a hundred dollars. Ritch also said he is looking into purchasing new microphones for the Orchid Club. Two new microphones have been purchased for Palm Grove. Henry shared that he was pleased with Envera because they called him when someone was trying to gain entrance using his address, he informed them that he was not expecting anyone and access was denied.

Rennie Hill, NBHD 25, would like to know when the indoor pool will re-open and if it will be a salt water pool. His wife uses it for health and socialization. Tangie informed him that there is not a date at this time. They are waiting for the county to issue permits.

Marion County has a stop on permits until their web page is up and running. She hopes that it will be open in January. There are no plans to put in a salt water pool at this time. He also inquired about the \$170,000.00 in assets. Ritch explained that ORHA has assets throughout the facilities.

Ed Raeder, NBHD 8, proposed a small Barrier maintenance fee for all homes that border Oak Run and the Golf course. The fees would cover damages and things like the sewage problem. Residents responded in the negative.

Comments from NBHD Reps:

Kit Leavit, NBHD 8, inquired about the Christmas decoration contest. She thought that the contest started prior to the date residents are allowed to decorate. She was informed that the date was the registration date.

Susan Prendys, NBHD 22, parents have lived on Oak Run for over 25 years. They have not had any complaints about the community before but this year they are very disappointed with the Christmas decorations. They miss the deers out front and decoration on the Boulevard. Tangie states that the deers were not used this year because of technical difficulties. It is difficult to keep them from falling over and the Boulevard and back gate were never decorated.

Louise Champagne, NBHD 20, reminded everyone that the library is struggling to raise money. The price of large print books is expensive. Everyone should stop by the library to support the 50/50 fund raiser. We are one of the few communities that still operate a library. It is a great asset to the community.

Comments from Directors:

Ritch Winter: Thanked all the ORHA volunteers and the DECCA staff for all the hard work and efforts that go into making the place look good. He included those we do not always see. The ones that clean the bathroom and keep the roads looking good.

Dave Ryan: He thanked everyone for their contributions. He enjoyed serving the community and representing the residents. There are initiative that he encourages the new board to continue to address. This includes the ORHA Budget, lighting the flag at the front, illuminating the Oak Run sign at the 200 entrance, a handicap door actuator at the Palm Grove gym, realignment of the handicap parking that would allow for a direct access to the entrance and a pocket card with emergency numbers for each resident. He also suggested initiatives such as a Good Neighbor Award, and a monthly Favorite Yard Award which give recognition for effort but would not cost anything.

Kathy Friebis: She will be returning to the Board next year to complete her second year. She is aware that residents thought that the candidates would be speaking at this meeting. There will be an opportunity to meet the candidates. The Ambassadors will be hosting a Mingle & Music event at 6:30 and on December 15, SWT will give the candidates time to speak. On January 8, two days before the election the Ambassadors will host an event where residents can meet with the candidates. Candidates can also be seen on channel 12.

Doug Fawley: He wished everyone safe and happy holidays. He reminded residents of Saturday's Donut Drop-In.

Linda Skowronski: She thanked JoAnn and her committee for their efforts to make the parade successful. There will be two more Christmas parades on December 17 and 19. She wished all happy holidays and she hopes that the goodwill that we all feel this time of year will continue through next year.

Gary Behrens: He wished the candidates the best of luck. He inquired as to why the fee increase is 3% when the CPI is 2.8%. Chuck informed him that the formula/explanation is on the website.

Ali Inman: The last Farmer's Market was a huge success. The next market will be in the spring. The goal is to make them bigger and better. Your support is necessary for this to happen. In the past 26 years this is the first time that 11 residents have come forward to run for the Board. This is evidence that there are residents who are interested in volunteering and serving. She had been concerned about the Board moving forward after she leaves. She wants it to be a great transition for Tangie. She hopes the right people are elected, individuals who care about the community, who care about the best interest of all the homeowners of Oak Run, who are innovative and want to keep Oak Run run and active. She knows that Tangie is the right person to fill the liaison position. She has been with management for many years and has a construction background. She wished everyone safe and happy holidays.

Tangie Martinez:

She thanked those who have commented and appreciated the work done to keep the community looking good. The service and landscape team work very hard. We service 3,500 homes here in Oak Run. They do the best that they can. They try to get everything done. There are times that they do not. She has enjoyed working with the residents over the past 20 years. She looks forward to continue to forge relationships with the resident.

There have been questions about road resurfacing, NBHDs 10,11 and the circles that are in the most need repair will be addressed next. There is not date yet.

The weeds in NBHD 20 were treated on November 21.

There were address in NBHD 1 that were reported. They looked into it and address it.

One home had an over run trees that will get a light trim.

Jim Waddell of the Travel Club reported that the buses having trouble entering the gate.

The names that residents provided to Envera must be exactly what is on the I.D. that is presented. The office is in contact with Envera. They report all complaints they get from residents.

Happy Holidays to everyone

Next Meetings:

- ORHA Workshop: December 15, 2025, 1pm, Palm Grove
- Elections: January 10, 2026, 8am - noon, Orchid Club
- General Meeting: January 14, 2026, the Orchid Club

Motion to Adjourn:

With no more business to conduct, Dave made a motion and Doug second the motion to adjourn. All were in favor and the meeting was adjourned.

Respectfully submitted,

Joan Farmer,
Recording Secretary.