

# Oakwood Lakes Community Association

Annual Meeting February 24, 2025



# Agenda

Introduction

Trustee Positions & Election

Committees

2024 Completed Projects

Financial / Membership Updates

2025 Event Schedule

2025 Planned Activities

Other Business

# Trustees

## Current Trustees

- Kimberly Corcoran – 2025
- Doug Emenecker
- Mike Hartshorne
- Bill McGehrin
- Shana Perrone (Secretary)
- Brett Pickus
- David Volpe - 2025 (President)
- Vacant Position - 2025
- Vacant Position

## Thank you!

Mary Ann Brookes - Thank you for your **decades** as Treasurer and Trustee!

Derek Miner - Thank you for your 3 years of volunteerism.

## Nomination 1:

### • Melissa Adams :

Early career included sales jobs and travelling

Worked for Subaru Corp in their District Management training program

Taught at the Haddonfield 1st Presbyterian preschool for 14 years

Working in sales for Valerie Schmidt Assoc.

In 2020, she became a classroom assistant/one on one, in the Spec. Ed department at Medford Memorial Middle School

Active member of our community volunteering to clean/paint signs, collect trash and help at events.

Wife, mother and active in her church

## Nomination 2:

### • Dan Gaehring :

Previous Trustee who has actively managed and maintained our dam for decades with home adjacent to the Dam at Hartford/Himmelein.

Expertise and history with our infrastructure adjacent to his property and Oakwood HOA and facilities.

Legacy, long-time Oakwood family. Dan's parents occupied the same home which served as the Medford Police station at one point in the 1950s.

# Committee Chairs & Events Coordinators

- Beach Clean Up - David Volpe
- Boat Rack - David Volpe
- Easter Egg Hunt - Nina Cugini
- Picnic Schedules - David Volpe
- Steak by the Lake - Shana Perrone
- Summer Picnic - Shana Perrone
- Welcome Committee - Liz Allan
- Winter Luminaries - Michele Brodecki
- Yard Sale Committee - Ted Salkin

# Past 2024 Events

- Lake Lowering                      March
- Egg Hunt                              Week of March 25
- Beach Clean-Up                      Sunday, April 21
- Summer Picnic                      Saturday, June 22
- Steak by the Lake                    Saturday, Sept. 7
- Lake Lowering                      Last 2 weeks October
- Yard Sale                              Saturday, Sept 28
- Winter Luminaries                    Tuesday, Dec 24

# 2024 Completed Projects

- Picnic Tables - \$4,928
- Shed Roof - \$2,440
- Fish Stocking - \$2,250
- Dam Maintenance – Replaced Cedar Boards \$1,134
- Lake Beach Security Camera Installation - \$1,354
- Added Summer Lake Beach Janitor

# 2024 Financials Income and Expenses

Income & Expenses						2025
	2020	2021	2022	2023	2024	Budget
<b>Cash In</b>						
Member Fees	53,745	63,355	53,105	66,480	62,770	60,000
Other Income	1,222	1,248	1,748	2,434	4,653	1,663
<b>Total Cash In</b>	<b>\$54,967</b>	<b>\$64,603</b>	<b>\$54,853</b>	<b>\$68,914</b>	<b>\$67,423</b>	<b>\$61,663</b>
<b>Expenses</b>						
Maintenance	55,133	16,691	15,402	16,066	16,369	21,132
Insurance	10,276	10,973	10,523	14,219	13,627	14,000
Lifeguards	3,167	5,897	6,679	3,658	5,732	6,000
Wristbands, Decals, Keys	1,473	1,897	1,819	2,106	1,900	2,000
Events	1,332	1,515	1,731	1,366	1,667	2,100
Rental	1,435	1,311	1,476	1,576	1,855	1,600
Utilities	416	1,244	1,641	2,019	2,229	2,300
Postage & Printing	503	921	500	657	476	800
Web Expenses	0	453	108	0	478	140
Taxes	114	114	114	124	122	125
Equipment/Fixtures	3,227	95	9,778	6,461	5,361	5,000
Other Expenses	323	34	251	262	751	250
Lake Stocking	1,270	0	0	0	2,250	1,300
Legal Fees	2,488	0	0	0	1,176	0
<b>Total Expenses</b>	<b>\$81,156</b>	<b>\$41,146</b>	<b>\$50,022</b>	<b>\$48,514</b>	<b>53,993</b>	<b>\$56,747</b>
<b>Net</b>	<b>(\$26,189)</b>	<b>\$23,457</b>	<b>\$4,831</b>	<b>\$20,400</b>	<b>\$13,430</b>	<b>\$4,916</b>
<b>Expected Fee Income</b>						
Seasonal				15	300	\$ 4,500
Senior				85	210	\$ 17,850
Regular				132	300	\$ 39,600
<b>Total</b>				<b>232</b>		<b>\$ 61,950</b>

Oakwood Lakes Community Association	
Financial Report Year End 2024	
Balance Sheet	
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
Fulton Checking	5,454
Republic Bank Checking	-8
Live Oak Savings	111,059
Live Oak Special Projects Fund	53,745
<b>TOTAL ASSETS</b>	<b>\$170,251</b>
<b>LIABILITIES</b>	
Liabilities	0
<b>TOTAL LIABILITIES</b>	<b>\$0</b>
<b>OVERALL TOTAL</b>	<b>\$170,251</b>

# 2024 Financial Notes

## Income Notes :

- 2022 collected initiation fee from 5 properties
- 2023 collected initiation fee from 5 properties, 3 in full, 2 partial
- 2024 collected initiation fee from 1 property; Increased interest from LiveOak bank

## Expense Notes :

- Picnic Tables - \$4,928
- Shed Roof - \$2,440
- Fish Stocking - \$2,250
- Dam Maintenance – Replaced Cedar Boards \$1,134
- Lake Beach Security Camera Installation - \$1,354

## 2025 Budget Variance from historic expenses :

- Maintenance budget includes \$5K for tree removal
- Postage includes new envelopes for invoices
- Web expense for domain charge every 3 yrs
- Republic bank negative balance is due an outstanding reimbursement check



# Membership Statistics

<b>Oakwood Lakes Community Association</b>					
<b>Financial Report Year End 2024</b>					
<b>Certificate/Fee Statistics</b>					
	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Total Properties	272	272	272	272	272
Active Certificates	202	215	218	221	217
Members in Good Standing	192	209	209	209	207
Seasonal Members (Limit 15)	15	10	15	15	15
Waiting List	2	0	0	0	0

# 2025 Event Schedule

- Lake Lowering\*                      Spring - March
- Beach Clean-Up                      Sunday, April 13
- Egg Hunt                              Week of April 14
- Summer Picnic                      Saturday, June 28
- Steak by the Lake                    Saturday, Sept 6
- Lake Lowering\*                      first or last 2 weeks October
- Yard Sale                              Saturday, Sept 27
- Winter Luminaries                  Wednesday, Dec 24

\* Permit required, weather dependent; Opportunity to clean up leaves, lakebed

# 2025 Proposed Projects

- Dam Inspection – \$2,640 by Key Engineers, Lead Dave
- Beach refurbishment – Lead Mike
- Tree Removal as needed – Lead Dave
- Swing Set Replacement – Lead Brett
- Bulletin Board Repair – Lead Brett
- Basketball Pole/Nets – Lead Brett
- 1 Picnic Table replacement – Lead Brett

# Other Business & Open Discussion

- Member proposal
- Other new business