



Member Name
Address
City State

**NOTICE OF 2026 ANNUAL MEETING OF THE
OAKMONT COMMUNITY SALES AND IMPROVEMENT ASSOCIATIONS**

The Board and Staff of your Associations cordially invite you to attend the

2026 Annual Meeting
Saturday, May 2, 2026 at 1:00 p.m.
Oakmont Community Recreational Center
2308 State Highway 86, Ridgedale, MO 65739

Only members in good standing, including having paid this year's assessment (2026) will be allowed to attend the Annual Meeting. Membership status will be verified at the door to receive voting ballots. The meeting begins promptly at 1:00 p.m., so arrive early to sign in and complete your ballot. If you cannot attend, please return the enclosed Proxy Voting Form as soon as possible. Original proxies must be submitted no later than one hour before the meeting to be counted.

Mail Completed Proxy Voting Forms to: 2308 Highway 86, Ridgedale, MO 65739

The annual meeting of the membership of the Oakmont Community Improvement Association, Inc. and its wholly owned subsidiary, Oakmont Community Sales Association, Inc., will be held for the following purposes:

1. To receive a report of the Association activities and financial status for the previous year and to present the budget for the current year;
2. To elect one (1) member to serve on the Board of Directors for a three (3) year term; and
3. To transact such other business as may be properly brought before the membership.

To ensure all topics are covered, the Annual Meeting agenda will be strictly followed. If any member would like to discuss a topic of mutual concern, please notify the Board Secretary in writing by April 22, 2026.

Any member in good standing and a full-time resident, may submit their nomination for election to the Board of Directors. Please refer to our website: OakmontCommunity.com for Board Member Qualifications and Requirements. Nominations for the open Board position must be submitted in writing, signed by at least five members (or one member with five votes), and accepted in writing by the nominee. Submit nominations using the enclosed Nomination Form between April 1 and before 4:00 p.m. on April 24, 2026.

Sincerely,

Donna Pinney, Board Secretary

Attachments

Agendas for Oakmont Community Sales and Improvement Associations
Nomination Form, Proxy Voting Form, 2026 Budget

OAKMONT COMMUNITY SALES ASSOCIATION

ANNUAL MEETING AGENDA

MAY 2, 2026, 1:00 P.M.

Call to Order – President

Invocation and Pledge of Allegiance – President

Call for Members Present and Proxies to Establish Quorum – Secretary

Review and Approval of 2025 OCSA Annual Meeting Minutes –
Secretary

Election of Directors (1) – President

Request Resolution be read by appointed person in attendance

Adjourn (Motion from the Floor)

*******Please remain seated for 2nd Meeting*******

OAKMONT COMMUNITY IMPROVEMENT ASSOCIATION

May 2, 2026

Call to Order – President

Review and Approval of 2025 OCIA Annual Meeting Minutes –
Secretary

Treasurer’s Report

2026 Budget – major items will be addressed

Audit Status

Facility Improvements

Open Forum for Membership

**NOMINATION FORM
BOARD OF DIRECTOR POSITION
MAY 2026 TO MAY 2029**

1. The current Board of Directors are as follows with each term defined:

Ronnie Smith, President	Term ending May 2028
Dennis Webb, At Large	Term ending May 2028
Janet Weaver, Treasurer	Term ending May 2027
Brian Forgey, Vice President	Term ending May 2027
Donna Pinney, Secretary	Term ending May 2026

2. There is one (1) open director position for the Board of Directors at the Oakmont Community Sales & Improvement Associations effective May 2, 2026.

3. Nominations & Election of Directors is governed by Article VII of the Bylaws and reads as follows:

Bylaws, Article VII – Nomination and Election of Directors

Section 1. Nomination.

Every nomination for election to the Board of Directors must be made in writing signed by at least five Members or Members holding at least five votes and accepted in writing by the person nominated. Also, such nominations must be received by the Secretary of the Association at least ten days prior to the meeting at which the election is to be held. The Secretary shall prepare and make available for inspection at least five days before such meeting a list of the nominees. Nominations may not be made in any manner other than the foregoing.

4. If you would like to tell the membership a little about yourself, please fill out a short biography of your relevant experience and we will post along with your name on the webpage and bulletin board.

5. The Board position requires a fair amount of commitment for the three-year term, such as:

1. Attendance: The Board meets the second Thursday of every month at 5 p.m. The meeting usually lasts 2-2 ½ hours. You are expected to attend all regular meetings, unless you have a valid reason for not attending, then other arrangements can be made including phone-ins. There are several special meetings as well as the Annual Meeting. If you miss (3) consecutive meeting, you will be subject to removal.
1. Representation: You represent the **entire** membership not just the ones who live here or any special group. You are expected to follow Roberts Rules of Order including the debate and conflict of interest provisions. The Board makes decisions as a Board, not as individuals.
2. Duties Outside of the Board Meetings: You will be expected to review properties for sale, conduct some independent research and occasionally write up protocols or procedures for discussion at the Board meetings.

COMPLETE REVERSE SIDE WITH YOUR NOMINATION

**NOMINATION FORM FOR OCIA BOARD MEMBER
TO BE SUBMITTED TO ASSOCIATION OFFICE
NO LATER THAN 4 PM ON APRIL 17, 2026.**

WE THE UNDERSIGNED, BEING MEMEBERS IN GOOD STANDING OF
THE OAKMONT COMMUNITY IMPROVEMENT ASSOCIATION, INC.,
DO HEREBY NOMINATE _____
TO THE BOARD OF DIRECTORS.

MEMBER

WITNESS

TO BE COMPLETED BY ASSOCIATION

DATED THIS _____ DAY OF _____, 2026

ACCEPTED BY: _____ SIGNATURE

_____ WITNESS

Oakmont Community Development Association Board Member At Large Position Description

The Oakmont Community Development Association's (known as OCDA) Board of Directors is comprised of five members. Meetings occur at least ten (10) times per year. Remaining legal requirements of the Board of Directors are listed in the organizational by-laws.

Oakmont Community Development Association is the governing body, overseeing the operations of both the OCDA as well the Oakmont Community Sales Association (OCSA). The OCDA are elected to three year terms. Board members hold overall fiscal and managerial oversight responsibilities. They are charged with making decisions, delegating work, and assuring decisions are carried out in the manner intended.

Ten Basic Board Roles and Responsibilities

1. Determine mission and purposes. It is the Board's Responsibility to create and review a statement of mission and purpose that articulates the organization's goals, means, and primary constituents served.
2. Select the staff and/or Chief Executive as applicable. Boards must reach consensus on staff responsibilities and undertake a careful search to find the most qualified individual(s) for the position(s).
3. Support and evaluate the staff. The Board should ensure that the staff have the moral and professional support he or she needs to further the goals of the organization.
4. Ensure effective planning. Boards must actively participate in an overall planning process and assist in implementing and monitoring the plan's goals.
5. The board's responsibility is to determine which projects are consistent with the organization's mission and monitor their effectiveness.
6. Ensure adequate financial resources thru oversight of HOA fees and collections.
7. Protect assets and provide financial oversight. The board must assist/guide/direct in the development of an annual budget and ensuring that proper financial controls are in place.
8. Build a competent board. All boards have a responsibility to articulate prerequisites for candidates, orient new members, and periodically and comprehensively evaluate its own performance.
9. Ensure legal and ethical integrity. The board is ultimately responsible for adherence to legal standards and ethical norms.
10. Enhance the association's public standing. The board should clearly articulate the organization's mission, accomplishments, and goals to the HOA and public

Qualifications

Be a current full-time resident of Oakmont Community.

Be current in HOA assessments.

Be a member of good standing

Ability to commit the time and resources to the work of the Board

Have an interest and willingness to support OCDA and OCSA.

Ability to use email and other technology

Commitment to open and honest communication

Initiative

Integrity

Sound decision-making ability

Ability to organize and monitor work

Sensitivity and awareness

Leadership

BOARD MEMBER DUTIES/EXPECTATIONS

1. Attendance:

The board meets the second Thursday of every month at 5 p.m. The meeting usually last 2-2 ½ hours. You are expected to attend all regular meeting and special meetings when called, unless you have a valid reason for not attending, then other arraignments can be made including phone-ins. There are several special meetings as well as the Annual Meeting. If you miss (3) consecutive meeting, you will be subject to removal.

2. Representation.

You must remember that you represent the entire membership not just the ones who live here or any special group.

3. You must review and are expected to follow Roberts Rules of Order including the debate and conflict of interest provisions.

4. The board makes decisions as a board, not as individuals. There are a few operational/ministerial issues that the Board President has been given authority to make decisions only after discussions and written procedure at the board meetings.

5. Outside of the Board Meetings.

You will be expected to review properties for sale. Conduct some independent research and occasionally write up protocols or procedures for discussion at the Board Meetings.

PROXY VOTING FORM
OAKMONT COMMUNITY IMPROVEMENT ASSOCIATION, INC.
ANNUAL MEETING – MAY 2, 2026

KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, a member of the Oakmont Community Improvement Association, Inc., and the owner of:

Lot _____ Block _____ Lot _____ Block _____

Lot _____ Block _____ Lot _____ Block _____

In Oakmont Community, do hereby constitute and appoint the following as my true and lawful attorney, in my name, place and stead, to cast the number of votes to which I am entitled, as my proxy, at the Annual Meeting of the membership of the said corporations to be held at the Oakmont Community Recreation Center, Ridgedale, Missouri, on the 2nd day of May 2026 or on such other day as the meeting may be thereafter held, by agreement or otherwise, according to the number of votes I am now or may then be entitled to cast.

If you would rather appoint someone other than a Board of Director as your proxy, insert the name of such person (must be a Member in Good Standing), _____, return the original proxy to us and give a copy to the person named.

Additionally, I/we hereby grant said attorney to vote my ballot in the election of a Director(s) and to act for me in my name at the said meeting(s) and in the transaction of any other business which may come before the meeting; as fully as I could do if personally present, and hereby expressly ratifying and confirming all that my said attorney may do in my name, place and stead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2026.

Owner

Owner

Print Names

Oakmont Community Improvement Association

Budget Overview: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL
Income	
401 Membership Assessments	618,000.00
401.1 Unpaid Assessments	-80,000.00
403 Discounts Allowed	-28,000.00
Total 401 Membership Assessments	510,000.00
410 Interest Income	6,000.00
420 Income - Rec Center	
420.1 Income - Rec Center - Facility Rentals	6,000.00
420.2 Income - Rec Center - Campsite Fees	3,800.00
420.3 Income - Rec Center - Misc	1,200.00
Total 420 Income - Rec Center	11,000.00
Total Income	\$527,000.00
GROSS PROFIT	\$527,000.00
Expenses	
525 Insurance expense	84,000.00
536 Miscellaneous	1,200.00
595 Property taxes	11,000.00
Auto Expense	
501 Fuel & Oil	3,500.00
502 Mileage	1,500.00
504 Off Road Fuel	2,500.00
560 Auto Taxes & Licenses	2,500.00
Total Auto Expense	10,000.00
Office expenses	
517 Dues and subscriptions	260.00
517.1 Laredo	3,000.00
517.2 QuickBooks Online	3,000.00
517.3 Paperwise	1,200.00
517.4 Ricoh	300.00
517.5 Website	240.00
Total 517 Dues and subscriptions	8,000.00
521 Office Equipment rental	2,000.00
540 Office supplies	3,200.00
545 Postage	1,100.00
546 Printing	300.00
571 Bank fees & service charges	
571.1 Credit Card Processing Fees	200.00
571.2 Lien/Deed Recording Fees	900.00
571.3 Service Charges	300.00
571.4 Bank Charges and Fees	600.00
Total 571 Bank fees & service charges	2,000.00
Total Office expenses	16,600.00
Payroll expenses	

Oakmont Community Improvement Association

Budget Overview: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL
557 Wages	182,500.00
558 Payroll Taxes	15,000.00
561 Employee Benefits	2,500.00
Total Payroll expenses	200,000.00
Professional Fees	
530 Legal	2,000.00
533 Accounting fees	8,000.00
Total Professional Fees	10,000.00
Repair and Maintenance Dept	
551 Janitorial Supplies	3,000.00
552 R&M - Rec Center	17,000.00
553 Pool Maintenance	9,600.00
554 R&M - Equipment	8,000.00
555 Road Maintenance	20,000.00
556 Maintenance Building Propane	500.00
559 Dock Maintenance	1,500.00
Total Repair and Maintenance Dept	59,600.00
Utilities	
562 Telephone	2,500.00
564 Trash Removal	1,320.00
565 Electric	
565.2 Electric - Dept #2 (Pool, Rec Cntr, Camp)	36,400.00
565.4 Electric - Dept #4 (Shop)	600.00
565.5 Electric - Dept #5 (Front Entrance, Well)	3,000.00
Total 565 Electric	40,000.00
Total Utilities	43,820.00
Total Expenses	\$436,220.00
NET OPERATING INCOME	\$90,780.00
NET INCOME	\$90,780.00