

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors**  
August 13, 2010

Meeting commenced at 11:45 am at O'Charley's

Board Members Present:

**Rich Vershel** (Term Expiring 2010)  
**Hank Ceely** (Term Expiring 2010)  
**Jay Caldwell** (Term Expiring 2011)

Others Present:

**Mickey Bumgardner** (President of Management Co.)

**Executive Session**

Approve minutes

Update on lien and foreclosure for HOA member who is in violation of the covenants (boat violation)

- Fines are currently at \$13,750
- It is unlikely that we will be able to collect if mortgage company forecloses on the property

Delinquent Homeowner request

- Homeowner is over two years behind but doesn't want legal action taken

*Motion:*

Homeowner must submit paperwork for payment plan by next board meeting to avoid escalation.

*Unanimous*

**Open Session**

Security Fobs for pool and boat launch access

*Motion:*

Bumgardner Management to investigate options to assume 100% control from RSH to manage access to pools and boat launch, and to take such action (not to exceed \$1000.00 in associated expenses)

*Unanimous*

## Security at Pools

- Castlesgate Pool
  - Computer issue, Mickey to resolve
  
- Wyndham Shores
  - Act of vandalism
    - Review of camera recordings resulted in inability to identify the person(s) responsible due to camera limitations

## *Motion:*

Relocation of equipment and improvements as necessary per Safe N Sound proposal, not to exceed \$1000.00

*Unanimous*

## Kiddy pool

- Waiting on Swim Specialties to clear up issues with contractors license
- Board plans to proceed with initial scope of work utilizing Swim Specialties
  - No start date scheduled

## No Parking/Standing on Grass Covenant Update

- 139 - Yes
- 17 – No
- Board intends to continue to gather votes until enough are collected to conclude the inclination of the majority of homeowners

## Speed Enforcement

- Conversations continuing with Mooresville Police Department

## Pool contract

- Existing contract will not renew until 2012

## Landscaping Contract – RESP Mickey (to meet with Robbie)

- Scope of Work should be available to board to review prior to next meeting (September 15<sup>th</sup> target date)
- Board is looking for volunteers

## **New Business:**

### Pool chat

- August 28<sup>th</sup>, Wyndham Shores pool

### End of summer party

- Date set for September 18<sup>th</sup>
  - Changed to September 25 due to prior BAM commitment.
- Castles Gate Pool at Morrison Cove selected based on ability to accommodate expected turnout
- Party to be similar to last, details handled by Bumgardner Management (specifics to be approved by board via email)

### Nominating Committee

- Nominating committee newsletter to be distributed by end of month
  - Content to be determined

### Foreclosed / Vacant Home

- Community requests were received for BOD to address yard maintenance issues
  - BOD and Bumgardner Management unanimously agreed there would be too much liability and will be unable to take action

Next Meeting: September 24<sup>th</sup>

Meeting adjourned at 11:45 am

**Minutes Accepted and Approved:**

Rich Vershel, President

\_\_\_\_\_ Date: \_\_\_\_\_

Hank Ceely, Vice-President

\_\_\_\_\_ Date: \_\_\_\_\_

Jay Caldwell, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

Jon Kaminski, Treasurer

\_\_\_\_\_ Date: \_\_\_\_\_

Robbie Suggs, Committee Liaison

\_\_\_\_\_ Date: \_\_\_\_\_