

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors**  
December 17<sup>th</sup>, 2010

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

Board Members Present:

**Rich Vershel** (Term Expiring 2013)  
**Robbie Suggs** (Term Expiring 2011)  
**Jay Caldwell** (Term Expiring 2011)  
**Jon Kaminski** (Term Expiring 2012)  
**Bill Morgan** (Term Expiring 2013)

Others Present:

**Mickey Bumgardner** (President, Bumgardner Management)

**Executive Session**

Approve minutes from September 2010

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

- No update available on bankruptcy status
- Fines currently at \$16,870.00. Penalties are no longer being accrued

*Motion:*

Mickey to draft letter to homeowner to attempt to resolve violations and satisfy fines. Letter is to be submitted to board for review before delivery.

*Unanimously approved*

**Officer Elections**

President: Jay Caldwell (Unanimous)  
Vice President: Robbie Suggs (Unanimous)  
Secretary: Rich Vershel (Unanimous)  
Treasurer: Jon Kaminski (Unanimous)  
Liaison: (Bill Morgan)

The board would like to take this opportunity to formally thank Captain Henry Ceely for his service to the board, and more importantly, to the community. His diligence in effort and clear sighted vision for a close-knit, family oriented community was always appreciated.

Thank you, Hank.

*Motion:*

Recommend first year board members not be considered for President or Secretary Positions.

*Unanimously approved*

*Motion:*

Clearly define 5<sup>th</sup> member position (Liaison) at next meeting

*Unanimously approved*

*Motion:*

Bill Morgan to liaise with ACC

*Unanimously approved*

### **Open Session**

Dec. 10 Meal at Mooresville Soup Kitchen

Jodi from the Mooresville Soup Kitchen would like to thank the community and each volunteer for the support. There were over 30 volunteers making chili and serving the needy. Due to the generosity of the community volunteers, there was enough chili for two meals! Thanks to Ken Sauser for his efforts to coordinate the chili making and Dec. 10 serving. And thanks to all the volunteers who showed up at the kitchen to serve and sing carols.

#### *Old Business*

Kiddie Pool RESP: Mickey

*Motion:*

Mickey to contact Lawyer for next action

*Unanimously approved*

Pool Fences Next steps - RESP: Mickey

*Motion:*

Robbie to abstain from involvement in HOA pursuing defaulted contractor due to potential personal conflict

*Approved 4-0-1*

- Mickey to investigate collection agency options for defaulted contractor

*Motion:*

Mickey to request three new quotes for fencing contract. All contractors must have storefronts.

*Unanimously approved*

No Parking/Standing on Grass Covenant Update - RESP: Mickey

- Two-thirds majority have voted to pass covenant addendum
- Community announcement will be sent in next mailing

Landscaping Contract - RESP: Mickey

- Bidding on existing contract was opened, used new bids to negotiate savings of \$3,500 per year for a renewed three year contract while maintaining same contractor and service (Kline Landscaping)
- Contract vote was 4-0-1

e-motions since last meeting:

*e-Motion*

Management company contract review

New contract awarded to Bumgardner for 3 years.

*Unanimous*

Magnets with HOA contact information to be sent out with next mailing

Meeting adjourned at 1:05pm

**Minutes Accepted and Approved:**

Jay Caldwell, President

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

Robbie Suggs, Vice-President

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

Rich Vershel, Secretary

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

Jon Kaminski, Treasurer

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

Bill Morgan, Committee Liaison

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