

Minutes
Oak Tree Homeowners Association, Board of Directors
February 23, 2011

Meeting commenced at 6:05 pm at Lake Norman Elementary School.
Board Members Present:

Jay Caldwell (Term Expiring 2011)
Robbie Suggs (Term Expiring 2011)
Bill Morgan (Term Expiring 2013)
Rich Vershel (Term Expiring 2013)

Others Present:

Mickey Bumgardner (President, Bumgardner Management)

Note: **Proxy: Jon Kaminski** (Term Expiring 2012) given to Jay

Executive Session

Approved minutes from January 2011. Rich to bring minutes next time for signoff.

Update from Lawyer concerning Cody (fences around pool) – HOA won Small Claims Court verdict of \$4,900. The court found that Cody should pay back the down payment that the Board gave Cody to purchase pool fence materials that was not purchased. Lawyer advises further ways of collecting money given to Cody to purchase fence material is not cost effective (legal fees will exceed the \$4,900). Mickey identified debt collection agencies and they advised him that it would not be cost effective to pursue.

Motion: Write off debt.

Vote: Passed 3 – 0 with 1 abstain

Open Session

Old Business

-Kiddie Pool RESP: Mickey

Swim Specialties met with Board since last meeting. Board insisted on writing change order to contract concerning wading pool including a penalty clause if the pool is not completed and pass occupancy inspection. Swim Specialties has reviewed the Board's change order which includes a penalty clause of \$250 per day if the pool is not completed and inspection approved by April 15. Work should be started within the next 2 weeks.

-Pool Fences (increase height of fences to 6 feet per new code and for security) -
RESP: Mickey

Mickey has made a recommendation to use Lake Norman Fence Company. They are the most professional and he felt the most comfortable with their ability to complete the job to our satisfaction. They are also low bid. They require no down payment. Board approved selection of fence company 4 -0. RESP: Mickey to get job completed.

-No Parking/Standing on Grass Covenant Update - RESP: Mickey
2/3 of Lot Owners has voted for covenant. Lawyer tried to file covenant addendum with county but needed a 2nd signed copy. Mickey to get 2nd signed copy. Formal Community notification will be sent in next mailing

-Santa Sleigh Christmas Event
Ad for trailer to be posted on Craig's list in the next 2 weeks.

-Pool Security

Police and Video Camera – Mickey will- continue to follow up with Mooresville Police (MPD) to determine next steps. Previously we had provided police with video of minors in pool after hours. Police has have yet to act – the Board is pushing the police to identify how we can use the video system concerning trespassing at pools. Target date for understanding MPD is April 15. RESP: Mickey

RSH – Jay to follow-up with Fob system issues (remote activation to allow delinquent members who pay their dues to allow for immediate use of amenities by BAM, backup power supply, default settings). Target date for completion is April 15. RESP: Jay

-Web Site

Mickey has scheduled BAM personnel training on web site during the week of 2/28/2011. RESP: Mickey

Mickey to post Oak Tree maintenance list on web site by 3/15/2011
RESP: Mickey

-2011 Goals – discussed and finalized. RV to send out under separate cover.

-No hearings for homeowners were required since all Homeowners who were in violation after numerous formal requests to bring their properties into compliance finally complied.

-Appreciation dinner for exiting board members – the new board has historically treated leaving board members for an appreciation dinner. Lunch was held with Hank Ceeley and was successful.

New Business

-Motion: Hold a second community meeting (in addition to the required Annual meeting) within the next few months.

Passed 4 – 0

-Community members are complaining about certain homeowners not removing their Holiday Decorations. - Unfortunately a requirement to take down holiday decorations in a timely manner (i.e., other communities' state 30 days) is not in Oak Tree HOA's covenants. Board will consider amending covenants.

-Board agreed to same accounting company to audit books and will be completed in the next 2 – 3 months per covenants.

Next Meeting: TBD

Meeting adjourned at 8:30pm

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: _____