

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors**  
January 22, 2010

Meeting commenced at 11:45am at Indigo Joe's

Board Members Present:

**Rich Vershel** (Term Expiring 2010)  
**Hank Ceely** (Term Expiring 2010)  
**Robbie Suggs** (Term Expiring 2011)  
**Jay Caldwell** (Term Expiring 2011)  
**Jon Kaminski** (Term Expiring 2012)

Others Present:

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

**Old Business**

Holiday Decoration Winners!

1st: 167 Longboat

2nd: 111 Queensbury

3rd: 117 Crossbow

Congratulations to the winners, and thank you to all who participated.

Covenant Violation

Violation: Boat storage

Still no response – Over \$3000 in fines so far.

*Motion:*

Turn matter over to lawyer

*Unanimously passed*

Mickey to ask attorney if you can foreclose on a fine

Covenant Violation

Violation: Boat storage

Sent another letter to have moved by Friday, January 29th or another hearing will be scheduled. Previous letters have been sent and HOA member has removed boat/trailer for a short period of time and then boat/trailer returns.

*Motion:*

Process time to hearing will be shortened

*Unanimously passed*

*Motion:*

Habitual offender, process will be shortened and may go directly to hearing

*Unanimously passed*

Investigate use of a public Google calendar for scheduling  
resp: jay

Questions for Captain Blocker:

- Ask about speed bumps pro's and con's
- Define which community roads are county or city
- What can we do to put in speed limit signs
- Vandalism will check on reports for our neighborhoods
- Find when and what time of day speed data was collected

*Resp: Jon*

Note to community:

- If you have an issue, report it to the police and board to help track incidents and trends. The board can not file police reports on your behalf. Repeat problems can not be addressed by the police if they have no record of the events.

Ideas for improving sales of homes within our community:

- Get list of all properties for sale in neighborhoods
- List of agents and brokers in charge. Be sure they know:
  - Report on pricing trends
  - Pools are being improved
  - Other improvement plans are being scheduled
  - Improvements are not affecting dues and there have been no assessments

*Resp: Robbie*

Update to announcements on pool improvement plans

- Include trends as listed above
- Provide announcements to real estate agents

Draft press release

*Resp: Jay*

Morrison Cove and Wyndham shore pools scheduled to be finished this month (weather permitting). Then Kiddie pool will be started.

Carolina Pool Management to repair freeze damage

Need quote for adding access door in ceiling, required for repair

Permission already granted to fix one pipe already

### **New Business:**

*Motion:*

Pay out of pocket (no insurance claim) to have CPM fix freeze damage due to concerns over insurance premium escalators will be greater than damage.

*Unanimously passed*

*Motion:*

Jon to create a score card for the community for the board to consider.

*Unanimously passed*

Tabled Items:

WS/MC new name to promote cohesiveness

- Just redid signs
- No distinction between Morrison Cove and Morrison Plantation for realtors
- Repave parking lots

Raising fence around pools

*Motion:*

Get quote to raise fence to 6 feet to reduce trespassing.

*4 to 1 in favor, motion passed*

Resp: Mickey for three quotes

*Motion:*

At February meeting of the board, set a date for mid-year meeting

*Unanimously passed*

*Motion:*

Quarterly town hall meeting to be held at each pool by the board of directors

*Unanimously passed*

Think green recycle center for entire community

\$6/month

\$1482/ month

*Motion:*

Table recycling discussion until Mooresville rolls out plan

*Unanimously passed*

*Motion:*

Update community directory in 2011. Will need volunteers to support.

*Unanimously passed*

Roses at entrance:

*Motion:*

Re-appropriate so signs are visible (move to side) up to \$2500 total for 4 monuments.

*Unanimously passed*

Resp: Robbie

MC pool siding

Mickey to get quote for replacement due to weather damage

ACC committee has two new members, now a four person committee  
Marty Bryant  
Jay Silon

Action Item	Date Opened	Status	Assigned To	Date Closed	Estimated Completion Date
Followup Taxes on HOA Land		Appeal paperwork filed. Appeal pending.	Rich		1/30/2010
Landscaping Plot Plan		Hank could not find map. Rich followed up with Ben. (i.e., Ben compiled a blue binder and that is located in it). Mickey will go to Duke to get mapRobbie has plan. Needs to ID landscaping needs	Mickey/Robbie		4/1/1/2010
Need to contact site host for administrative email addresses control.		Not a high priority.	Robbie		3/1/2010
ACC variance concerning dog pen. Followup with Capt. Blocker concerning speed limit signs and enforcement, plus other (note: location on road where Mooresville ends/Iredell County starts	12/11/2009	Not sure that this is still required. Mickey to determine status  1 <sup>st</sup> contact made. Further followup required	Mickey  Jon		1/1/2010  1/22/2010
Gather information for press release to Realtors concerning pool maintenance project to inform the realtors of amenity improvements	12/11/2009		Jay/Robbie		1/22/2010
Develop roll out program for new Key fob for pools	12/11/2009	with pool committee.	Robbie		1/30/2009
Setup Spring Garage Sale Dates	1/22/2010	Separate days for WS and MC	Board		2/19/10

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Quote for replacement of siding MC Pool due to weather damage	1/22/10		Mickey		2/19/10
Draft Scorecard for community	1/22/10	Board to consider	Jon		2/19/10
Quote for increasing height of fence at pools to 6'	1/22/10		Mickey		2/19/10
Landscaping improvements at monuments	1/22/10	Relocate roses so monument signs can be seen	Robbie		4/1/10
Completed Holiday decorations preparations	.	Judges contacted, flyer sent out	Hank / Rich / Mickey	12/11/2009	
Completed legalese for HOA 'Past Due' violations eliminates eligibility for boat storage and is now posted.			Robbie	12/11/2009	
Followup concerning Oak tree landing resident #2 payments		starting to be received. - Close		12/11/2009	
Executive Session" now scheduled on agenda.		Complete	Rich	12/11/2009	
Hand deliver all correspondence to HO concerning fines for covenant violation	12/11/2009		Mickey	12/23/09	12/23/2009

Motion to adjourn

Meeting adjourned at ~1:00pm

Next meeting scheduled for February 19<sup>th</sup> at 11:45am.

**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: \_\_\_\_\_