

Minutes
Oak Tree Homeowners Association, Board of Directors
February 19th, 2010

Meeting commenced at 11:45am at Hickory Tavern

Board Members Present:

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

Others Present:

Mickey Bumgardner (President of Management Co.)

Executive Session

Update on fines and legal opinion for HOA member who is in violation of the covenants– Mickey

- Attorney confirmed HOA's ability to foreclose on a home. Fine is now up to \$4,950.00

Motion:

Attorney to draft letter stating: If covenant violation is not resolved in 10 calendar days, a lien will be placed on the residence; after 30 additional days, foreclosure proceedings will commence. Resident must be in compliance with covenants to request a hearing concerning lien and foreclosure process.

Unanimously passed

Mickey has been instructed to have the board approve the letter before it is issued.

Approve 2010 Board Goals

Rich to issue minor revisions to goal list per discussion

Unanimously approved

Open Session

Motion:

Schedule a mid-year meeting to occur on or about April 22, 2010.

Unanimously passed

Mickey to check with Lake Norman Elementary School to see if it is available.

First quarterly town hall meeting will be held by the board of directors on March 27th at one of the pools. Location will be determined by availability as dictated by construction. More detailed announcement to follow (will be in March mailing).

Deleted: .

Action Item List updated

Distributed via email on 2-23-10

Printed copy to be included in March mailing

Community garage sale dates set. Wyndham Shores will be the last weekend of April (April 24) & Morrison Cove will be the first weekend of May (May 1). Official announcement to follow. (will be in March mailing)

New Business:

Bike path (newspaper article - I will bring it to board meeting)

- Robbie to contact Chris Carney
- Hank to contact Bjorn.

ACC questions on fencing: There is confusion concerning what the homeowner would like. ACC needs to review request and get back with board.
Hank to act as board liaison for this issue (see motion below)

Holiday Decorations

Feedback from contest was generally positive. Issues brought up included:

- 1) Who were the winners? The winners were not announced promptly.
- 2) What criteria was used to judge?
- 3) How were the judges selected?

New flyer for 2010 decorating contest will address these issues

Unanimously approved

Tasks

Get quotes to build and maintain new website. This is a general freshening update of the web site to make it friendlier.

Responsibility: Mickey

Approval of meeting minutes by Board of Directors

First item on agenda for all future Board of Directors meetings will be to sign and date minutes from previous meeting.

Unanimously approved

Jon's PowerPoint presentation on BOD scorecard postponed due to time constraints

Rich to contact Ken Johnson regarding Habitat For Humanity community project

Motions:

e-motion

Distribute to Community "Frequently Asked Questions" to all HOA members in next mailing in March (ie no special mailing)

Unanimously passed

Also distributed via email on 2-23-10

Motion

Get quotes for water damaged siding at Morrison Cove pool. Quotes to be for Hardee Board and Vinyl

Unanimously passed

Resp. Mickey

Motion

Discuss pros and cons of raising pool fence height with community at the pool side chat, along with quotes and a target date of completion by April for selected option. (The intent is to promote safety, security and fairness in the community. Other options concerning meeting this intent is considered below. Board will be collecting quotes to determine costs).

Unanimously passed

Motion

Board to follow up on any future trespassing and/or vandalism that occurs in the pool area including and up to turning evidence over to police.

Unanimously passed

Secretary to liaise with Mickey

Motion

Get quotes for motion detection with and interlocked lighting at pools to improve safety, security and fairness.

Unanimously passed

Resp: Mickey

Motion

Get quotes for improved general outside lighting at pools

Unanimously passed

Resp: Mickey

Motion

Have attorney draft covenant addendum to prohibit parking vehicles on lawn

Unanimously passed

Motion

Hank to act as Liaison for ACC for 2010

Unanimously passed

Rich to issue notice to ACC

Meeting adjourned at ~2:00pm

Next meeting scheduled for March 11th 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: _____