

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors Meeting**  
December 11, 2009

Meeting held at 12:15 pm.

Board Members Present:

**Rich Vershel** (Term Expiring 2010)  
**Robbie Suggs** (Term Expiring 2011)  
**Jon Kaminski** (Term Expiring 2012)

Others Present:

**Mickey Bumgardner**

**Old Business**

- Motion: Mickey to hand deliver all correspondence concerning covenant violation and status of fines to homeowner who is violation of covenant violations. Three business days after hand delivery, Mickey to send packet via Fedex..
  - Passed unanimously.
  - RESP: Mickey
- Pool Committee
  - Maintenance work to be completed by Christmas, New Years Day at the latest. Kiddie pool scheduled January 15, 2010.
- Landscaping
  - Waiting on plot plan. RESP: Mickey
- Boat Storage
  - This is not a high priority at the present time. Table until Spring 2010. Idea is to increase the amount of boat storage slots by reconfiguring spots as well as other creative ideas. Board unanimously approved Lance Isler as chairman. Robbie will be board representative for committee.
- Social
  - Social plans for 2010 being discussed by Board.
- ACC – Variance
  - No report from ACC. Mickey to followup with status. **RESP: Mickey**
- Oak Tree Road speeding
  - Jon will followup with Captain Blocker. **RESP: Jon**
- **Action Item List Update – On Next page**

**New Business:**

MOTION: In absence of Secretary. President or President's designee has responsibility for taking meeting minutes approved. Passed 3 - 0

- Brainstormed list of goals for 2010. Will try to finalize in January meeting.
- New Status report of board actions to be used to shorten meetings and facilitate followup.

Next meeting on Friday January 22 at 11:45 am. Meeting place to be determined..

Meeting adjourned 1:30 PM

Action Item	Date Opened	Status	Assigned To	Date Closed	Estimated Completion Date
Completed Holiday decorations preparations		Judges contacted, flyer sent out	Hank, Rich, Mickey	12/11/2009	
Complete followup Taxes on HOA Land		RV contacted Gene. Gene to update in January.	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 map	Mickey, Robbie		1/1/2010
Need to contact site host for administrative email addresses control.		Not a high priority.	Robbie		3/1/2010
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	
ACC variance concerning dog pen.		Not sure that this is still required. Mickey to determine status	Mickey		1/1/2010
Hand deliver all correspondence to HO concerning fines for covenant violation	12/11/2009		Mickey		12/23/2009
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		Jon		1/22/2010
Gather information for press release to Realtors concerning pool maintenance project to inform the realtors of amenity improvements	12/11/2009		Robbie		1/22/2010
Develop roll out program for new Key fob for pools	12/11/2009	with pool committee.	Robbie		1/30/2009

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