

Minutes
Oak Tree Homeowners Association, Board of Directors
April 16, 2010

Meeting commenced at 12:45pm at Fusion Bowl

Board Members Present:

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

Others Present:

Mickey Bumgardner (President of Management Co.)

Executive Session

Approve Minutes – 3 members approved.

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

Member has not responded. Turned over to lawyer for foreclosure.

Open Session

Agenda for April 22 meeting

Add Santa Sleigh Christmas Parade to April 22 meeting.

MOTION: Mickey to give treasurer's report at April 22 Community Meeting. Board to approve presentation. Approved 3 – 0

List of realtors for Press release for Pools - RESP: Robbie

Robbie to resend to Jay in different format.

Pool Update

Kiddie pool started.

Morrison Cove pool deck was not satisfactory and repainted.

Security - Options/Quotes Discussed

MOTION: Add motion detectors and lights around fence perimeter at both pools. Cost is \$6000 (may need an additional camera at the far end of the Castlesgate Pool). Approved 3 – 0

MOTION: Pressure wash, clean, prime and paint pools fences for \$1739. Paint is 5 year warranty. Passed 3 – 0.

MOTION: Install wireless camera for security for the boat launch lock/gate for no more than \$1800 (to identify who is responsible for damaging lock and illegal entry. Will be able to see driver of vehicle). Passed 3 -0

MOTION: After construction is completed, the pools will be referred to by the Board as the Castles Gate Pool and the Queensbury Pool.

Audit Update

Terry and Tinsely will not complete audit per agreement and is considered in breach of contract..

e-motion

Terminate relationship with Terry and Tinsely. Approve Rusty Black CPA Firm for \$1590 to be completed by May 15th. Passed 4 – 0

New Business:

ACC – A member of the ACC has expressed desire to resign. Also, a member complained about the delay in evaluating. After investigation, application was lost before getting to a volunteer for review of application. There is also grumbling about clarity of application submission.

Motion:

Hank to setup meeting with ACC members for them to streamline and document their processes. Hank will approval. Will then inform community. (passed 3 – 0)

Motion to adjourn

Meeting adjourned at 1:30pm

Next meeting is Semi Annual meeting on 4/22.

Action Item	Status	Assigned To	Date Closed	Estimated Completion Date
Complete followup Taxes on HOA Land	Appealed file in January. Gene has talked with City. Will probably have to go to Hearing.	Rich		
Develop roll out program for new Key fob for pools	Target still for 4/22 meeting.	Robbie		4/22/2010
Followup with Capt. Blocker concerning speed limit signs and enforcement, plus other (note: location on road where Mooresville ends/Iredell County starts	Plot plan identifies Oak Tree Road is Iredell County. Contact for NCDOT has been identified. Police Dept. is posted at at Lk. Norman Elem. School and are patrolling our area. Will make contact for speed issues.	Jon		5/31/2010
Quote for increasing height of fence at pools to 6' and detector/lights	Motion approved for detector and lights. Will not raise fence at this time.	Mickey		5/15/2010
Contact Chris Carney concerning bike path	No update	Robbie		
Landscaping Plot Plan	No update	Mickey/Robbie		4/1/2010
Landscaping improvements at monuments	Rose bushes still alive moved to pools and islands.	Robbie		4/1/2010
Draft Scorecard for community	First draft submitted for board review. Comments being incorporated.	Jon		3/11/2010
Quote for replacement of siding MC Pool due to weather damage	Hardie board installed. Will close out when complete.	Mickey		5/1/2010
Need to contact site host for administrative email addresses control.	Will look into refreshing web site. Hold	Robbie		

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: _____