

Minutes
Oak Tree Homeowners Association, Board of Directors
May 14, 2010

Meeting commenced at 11:45am at Hickory Tavern

Board Members Present:

Rich Vershel (Term Expiring 2010)
Hank Ceely (Term Expiring 2010)
Randy Suggs (Term Expiring 2011)
Jon Kaminski (Term Expiring 2012)

Others Present:

Mickey Bumgardner (President of Management Co.)

Executive Session

Approve Minutes – minutes approved from March and April meetings.

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

Fines are now over \$9000. Lien should be place by June 15. Foreclosure process should start by July 1

Open Session

Press release for Pools - Jay to send out this weekend to realtors.

Pool Update – Robbie

Kiddy pool digging should start on Sunday. Construction should take one week including health inspections.

Castles Gate pool almost complete. Touchup occurring. It is open using the old pool key.

Pool Fobs/Boat Launch - Jay/Robbie

Distribution plan – this Saturday May 15 at Castles Gate Pool from 9 to 12 and next week at Queensbury Pool from 9 to 12. Robbie and Jay to be present.

MOTION: Fob management system will be as below:

- ⊙ All homeowners will receive a fob with proof of being a lot owner.
- ⊙ Fobs will not be activated until HOA member is in good standing.
 - Put white board out when distributing fobs stating “Delinquent accounts will not be activated”
- ⊙ Jay/Robbie will have list which will identify which homeowners are delinquent. Jay/Robbie will tell homeowner that they are delinquent and their fob will not be activated until they are current with dues.
- ⊙ Homeowner has the right to request a hearing if disagree with their delinquency.
- ⊙ When homeowner gets fob, needs to sign Pool Rules and get a copy.
- ⊙ In next dues letter, for all delinquent accounts, the bill will state “You have a past due financial obligation to the association. If you do not get current it will result in loss of amenity privileges (deactivation of fob).”
- ⊙ Board will review quarterly the success of the program and adjust accordingly.

Passed 4 - 0

Speeding Enforcement/Security Status—Jon reports that he is in contact with NCDOT for posting a speed limit sign on Oak Tree. Jon will ask Capt. Blocker concerning putting radar assessment on Longboat, Castles Gate and Kilborne on a random basis. Also, Jon will ask Capt. Blocker about what other information a homeowner needs to report speeders (i.e, license plate, time of day, etc.)

Voting of New Covenant – Do not have a 2/3 vote yes. 29 for, 9 against. Jay will have additional ballots available at fob distribution meetings.

MOTION: Have a table for voting at June 5 party.

Voted down 3 – 1

ACC Status – Hank scheduled a meeting but was cancelled by a majority of the ACC the day before the meeting. Hank will reschedule.

Financial Audit – Completed. Report handed out. Board will review. Need to discuss reserves/holdback with CPA.

Party Update – Mickey reports all is moving forward for June 5 party at Queensbury Pool. Robbie and Mickey will discuss caterers.

MOTION: Include a canned food drive for Mooresville Soup Kitchen.

Passed 4-0

Update flyer RESP: Mickey/Jaime
Distribute Flyer RESP: Mickey/Hank
Assess food RESP: Mickey/Robbie:

New Business:

MOTION: Establish budget for Pool Committee to address furniture, and other issues:

Passed 4 – 0

Social

Ideas received from homeowners for social events include

Concert on the green
Newsletter for new homeowners (i.e, tree pruning, other)
Fitness at the pool (moms morning workouts)

Board will consider spending the money but need volunteers to champion and run the events. Anybody interest please contact a board member or email the board at oaktreehoa@yahoo.com

Motion to adjourn Meeting adjourned at 1:00pm

Next meeting June 10 or June 11. .

Action Item	Priority	Status	Assigned To	Date Closed	Estimated Completion Date
Complete followup Taxes on HOA Land	A	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	A	Set up for May 15 and May 22 at pools	Robbie		6/1/2010
Wireless Camera update	A	Duke power refused to let us use the pole. Still working on alternatives	Mickey		6/11/2010
Followup with Capt. Blocker concerning speed limit signs and enforcement, plus other (note: location on road where Mooresville ends/Iredell County starts	B	Will continue to make contact with NCDOT about speed limit signs. Will talk with Blocker concerning getting random radar setup on Longboat, Castlesgate and Kilbourne. Also will define what homeowners need to report when contact MPD about speeders.	Jon		6/11/2010
Quote for increasing height of fence at pools to 6' and detector/lights	B	Motion detectors and lights installed. Jon will discuss with Blocker about what MPD will do when video is turned over to police. Discussed raising fence. No decision yet but understand both sides of issue.	Jon		6/1/2010
Contact Chris Carney concerning bike path	B	Cancel	Robbie		
Press Release	B	Jay has addresses. Will complete this weekend.	Jay		5/20/2010
Landscaping Plot Plan	C		Mickey/Robbie		9/1/2010
Draft Scorecard for community	C	Will use April data to draft.	Jon		
Santa Sleigh Party	C	Include a flyer for June mailing.	Hank		6/20/2010
Need to contact site host for administrative email addresses control.	Hold	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: _____