

Minutes
Oak Tree Homeowners Association, Board of Directors
January 21, 2011

Meeting commenced at 11:55 am at Lone Star

Board Members Present:

Jay Caldwell (Term Expiring 2011)
Rich Vershel (Term Expiring 2013)

Others Present:

Mickey Bumgardner (President, Bumgardner Management)

Note: **Proxy: Jon Kaminski** (Term Expiring 2012) given to Jay

Executive Session

Approved minutes from December 2010

Update from Lawyer concerning Cody (fences around pool) – HOA won Small Claims Court verdict of \$4,500. The court found that Cody should pay back the down payment that the Board gave Cody to purchase pool fence materials that was not purchased. Lawyer advises further ways of collecting money given to Cody to purchase fence material is not cost effective (legal fees will exceed the \$4,500).

Motion: Mickey to identify and implement debt collection agency by next meeting.

Passed 3 – 0

Open Session

Old Business

-Kiddie Pool RESP: Mickey

Swim Specialties has provided a quote plus contractor's license to build kiddie pool at Queensbury Pool in WS. Chris wants to meet with Board members to review and Board/Mickey want to meet contractor. Planned for next Saturday. Quote included fencing – Mickey to have quote modified.

-Pool Fences - RESP: Mickey

Mickey has sent out 3 requests for quotation to raise fences around pools for 1) security reasons and 2) to bring fences into present code requirements. Received 1 back. Will followup with the other 2 companies.

-No Parking/Standing on Grass Covenant Update - RESP: Mickey
2/3 of Lot Owners has voted for covenant. Lawyer should file covenant addendum with county by 2/1/11. Formal Community notification will be sent in next mailing

-Landscaping Contract - RESP: Mickey

- Jay signed contract.

-Formally define "Board Liaison" position

There is no such position in covenants. Discussion concerned responsibilities of 5th board member. Previously, Board voted to have Bill Morgan assigned to be Board representative for ACC. Other responsibilities will be assigned to Bill as required. Other than ACC, Bill has full voting rights as all other Board members.

Motion: Change name to Member at Large – keep the position flexible.
Vote: Passed 3 – 0

-Santa Sleigh Christmas Event

Motion: Table to October
Vote: Passed 3 – 0

Motion: Sell Trailer on Craig's list
Vote: Passed 3 – 0

-Pool Security

Police and Video Camera – Mickey to continue to followup with Mooresville Police to determine next steps. Previously we had provided police with minors in pool after hours. Police has yet to act – the Board is pushing the police to identify how we can use the video system concerning trespassing at pools.

RSH – Jay to followup with Fob system issues (remote activation to allow delinquent members who pay their dues to allow for immediate use of amenities by BAM, backup power supply, default settings).

-Web Site

Mickey to get BAM personnel trained on web site by 2/1/2011
Mickey to post Oak Tree maintenance list on web site by 2/1/2011

Motion: Changes to layout and aesthetics must be approved by responsible board member.

Vote: Passed 3 – 0

-2011 Goals – discussed. Will finalize next meeting.

-Hearings for homeowners who are in violations for Covenants scheduled for February 23, 2011 at 7 pm at Lake Norman Elementary School Homeowners who are still in violation after numerous formal requests to bring their properties into compliance will be notified by mail of the hearings.

-Appreciation dinner for exiting board members – the new board has historically treated leaving board members for an appreciation dinner.

Motion: Continue practice.

Vote: Passed 3 - 0

Mickey to coordinate dinner with Hank.

Next Meeting: February 23, 2011 at 6 pm at LNES.

Meeting adjourned at 1:25pm

Minutes Accepted and Approved:

Jay Caldwell, President

_____ Date: _____

Robbie Suggs, Vice-President

_____ Date: _____

Rich Vershel, Secretary

_____ Date: _____

Jon Kaminski, Treasurer

_____ Date: _____

Bill Morgan, Committee Liaison

_____ Date: _____