

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors**  
June 11, 2010

Meeting commenced at 11:45 pm 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)  
**Jon Kaminski** (Term Expiring 2012)

Others Present:

**Mickey Bumgardner** (President of Management Co.)

Agenda:

Executive Session

Approve minutes from previous meeting

Open Session

Pool Contractor Status – RESP: Robbie

- Waiting on plumbing permit.
- Inspector approved starting other work.
- Main pool to be open in a few weeks
- Kiddie pool will take about 10 days to complete once work begins
  - Main pool will be open prior to beginning kiddy pool construction

Security Fobs – RESP: Jay

- 63 Fobs left to distribute
- Mickey to handle balance of distribution
- Fobs will be deactivated for residents who are behind
  - Notice will be sent out with next HOA bill

Motion Detectors Implementation - RESP: Mickey

- Completed – New trench was for extra camera was required
  - Expense approved

Speed Enforcement – RESP: Jon

- New speed limit signs have been posted on Oak Tree Road
- No response from Captain Black to Jon's inquiries
  - Jon to follow up again

June 5 Party Feedback – RESP: All

- Thank you Bumgardner Management for a job well done!
- Oak Tree Landing did not receive flyers (Apologies)
  - Next flyer distribution will include more specific instructions for distribution
- 200+ turned out in spite of rain

No Parking/Standing on Grass Covenant Update

- Still collecting votes

Financial Audit Update - RESP: Rich/Jon

- Audit has been completed
  - No issues were found

Taxes on Land - RESP: Rich

- Request for tax break for unusable land turned down
  - Board to reapply next year

Santa Sleigh Flyer for June Mailing - RESP: Hank

- Completed
  - To be included in July mailing

NOTE: Press release regarding pool amenity improvements was sent to Realtors.

*Motion:*

Require a formal vote by the board before paying any additional money to Swim Specialties

*Unanimously approved*

*Motion:*

Activate amenity access key fobs by June 23, or as soon as possible after that date.

*Unanimously approved*

*Motion:*

If issued fob does not work for any reason, homeowner is to contact Bumgardner Management to resolve. Mickey to post signs at both pools for notification of such.

*Unanimously approved*

*Motion:*

Raise fence height to six feet and add barbs along the top (both pools)

*Unanimously approved*

Meeting adjourned at 1:10pm

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