

Minutes
Oak Tree Homeowners Association, Board of Directors
February 19th, 2010

Meeting commenced at 12:00pm at Fusion Bowl

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.)

Executive Session

- Approve minutes from previous meeting.
 - All meeting minutes from the previous session will be signed by all board members present and the signed copy left with Mickey as a permanent record.
- Update on legal action for HOA member who is in violation of the covenants (boat)
 - Mickey presented letter from lawyer to Board. The letter was approved after a few minor clerical amendments.
 - Mickey instructed to send the letter to the resident

Open Session

- List of realtors for press release regarding pool updates
 - Robbie has compiled a list of Realtors with listings in our neighborhood
 - List will emailed to secretary for distribution of press release to Realtors
- Follow up on Capt. Blocker's comments
 - Jon has attempted on several occasions to contact Capt. Blocker with no reply
 - List of action items has been emailed to Capt. Blocker
- Email from March 9, 2010 regarding suspicious vehicle in neighborhood has been distributed to community

- Scorecard
 - Jon presented the first draft of a scorecard concept to be used for assessment of the BOD's success with meeting self-imposed goals including budget and action items. The scorecard is a way of assuring efficient review of the financials and other critical items.
 - The board provided feedback detailing what information would likely be most useful.
 - Scorecard will be designed to be easily updated by management company and will become a task that is maintained and distributed by them to the BOD.

Motion:

Once the final draft of the report is approved, it will be used for internal purpose only

Unanimously passed

Motion:

Have HOA President ask community at the first pool-side chat what financial information they would like to see included in the report

Unanimously passed

- What needs to be included March Mailing:
 - HOA Dues
 - **Amendment vote for parking on grass**
 - March 27 Quarterly pool-side chat to be held at Morrison Cove pool at 10:00am by the board of directors
 - April 22 Date for semi-annual meeting at school
 - Ask for Volunteers – *Rich to provide details*
 - Garage Sale Flyer
 - Goals & FAQ will not be listed, but mentioned as available on the Oak Tree HOA website
- Different colored paper will be used to draw attention to specific items where appropriate
- Bike Path
 - Hank contacted Bjorn Hansen who stated the bridge will in no way affect us
- ACC
 - Questions on fencing: still waiting on Review
 - Resp: Hank
 - Driveway Expansion request:
 - Approved
 - Hank to discuss with ACC board the necessity of appointing a lead person within this committee to help expedite processing requests

Action Item	Status	Assigned To	Estimated Completion Date
Complete followup Taxes on HOA Land	Appeal filed in January. Gene to notify us when he is contacted. Update 3/11 No reply from city yet.	Rich	4/16/2010
Develop roll out program for new Key fob for pools	Discuss at Pool Side Chat. Copy of pool Rules and Regs to be signed when key is issued at Semi-Annual meeting	Robbie	3/27/2010
Landscaping Plot Plan	Robbie has plan. Needs to ID landscaping needs for quoting. Update 3/11: On target for completion	Mickey/Robbie	4/1/2010
Followup with Capt. Blocker concerning speed limit signs and enforcement, plus other (note: location on road where Mooresville ends/Iredell County starts	Update 3/11: No reply from Capt. Blocker. Jon to follow up.	Jon	4/16/2010
Quote for increasing height of fence at pools to 6' and detector/lights	Quotes received and require further discussion before a decision is made	Mickey	4/16/2010
Quote for increasing height of fence at pools to 6' and detector/lights	Partial quote received. Mickey will get more quotes to include general lighting improvements and security lighting options.	Mickey	4/16/2010
Contact Bjorn concerning bike path	Update 3/11: path will not include or affect Oak Tree community	Hank	
Contact Chris Carney concerning bike path	Contact attempted, follow up required to confirm Bjorn's statements	Robbie	4/16/2010
Landscaping improvements at monuments	Relocate roses so monument signs can be seen. Update 3/11: Roses will be relocated to pools	Robbie	4/1/2010

Draft Scorecard for community	Board to review in March board meeting. Update 3/11: Revisions suggested, final edit will be for internal use but available by request	Jon	4/16/2010
Quote for replacement of siding MC Pool due to weather damage	update 3/11: Quotes and options reviewed for repairs. Motion made and passed to use Hardie Board (see notes).	Robbie	4/16/2010
Need to contact site host for administrative email addresses control.	Will look into refreshing web site.	Robbie	On hold

New Business:

- Website company that currently host's our site quoted \$400 - \$500 to 'spruce up' to improve navigation and appeal (*on hold*)
- Robbie will post a revamped version to determine if his efforts are sufficient
 - Primary concern with this option is long-term maintenance
- Agenda for April 22 Semi-Annual meeting
 - Treasurer report (Jon)
 - Review of boards current goals
 - Pool status update
 - Key FOB's will distributed
 - Only one FOB per household will be issued
 - Will require homeowner to sign a copy of pool rules and regulations to receive a key
 - *No election will take place at this meeting*

Motion:

Amendment to Oak Tree HOA covenants to prevent parking vehicles on grass will be drafted and mailed to the community with the March mailing presenting a YES or NO reply option.

Unanimously approved

Motion:

Use Hardie board for required siding repair at Morrison Cove pool

Unanimously approved

- Pool update
 - No charge from contractor for repairing broken pipes cause by freeze
 - Morrison Cove pool is near completion

Meeting adjourned at ~1:50pm

Next meeting scheduled for ?

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: _____