

Minutes
Oak Tree Homeowners Association, Board of Directors Meeting
August 10, 2009

Meeting held at 7:00 pm at Hank Ceely's house.

Board Members Present:

Hank Ceely (Term Expiring 2010)
Rich Vershel (Term Expiring 2010)
Jay Caldwell (Term Expiring 2011)
Robbie Suggs (Term Expiring 2011)
Gene Acuff (Term Expiring 2009)

Others Present:

Mickey Bumgardner (President of Management Co.)
Ben Adams (BSOA)

Boat Slips

- Security:
 - Kids are still being chased off by residents
 - Discussed moving gates and financial responsibility of doing so
 - (Boat Slip Owners Responsibility)
 - Bumgardner Management not currently responsible for monitoring boat slips
 - Courtesy dock is Oak Tree HOA responsibility
 - Discussed implementing Key Fobs for better control of access.

A "key fob" is a handheld electronic device that offers passage through an electronic lock. Using a fob will allow rejection of access after hours and off season. It will also provide the ability to turn off specific keys as needed.

Remote Access to Pool Video

- Need to investigate who has access to remote viewing to help monitor pool activities

Lake Norman Regional Bicycle Plan

- Centralina Council of Governments (COG) has been contracted by NC DOT to develop a route for the Lake Norman Area
 - Current proposed route join Oak Tree Road with Doolie Road via a bicycle/pedestrian only bridge
 - Bjorn Hansen, Project Leader for this project has requested opportunity to address board
 - Request was denied for August's meeting
 - Board considering inviting Mr. Hansen to September's meeting
 - Concerns discussed by HOA Board
 - May impact lake access for larger boats
 - Already insufficient lighting in proposed area
 - Oak Tree HOA would no longer be a dead-end community
 - Poor use of taxpayer money
- HOA Secretary nominated to contact Mr. Bjorn for fact-finding

This is a very important issue for all community members. Many correspondences will be emailed on this topic. Please advise everyone you know who is not currently receiving emails from the board to send an email to oaktreehoa@yahoo.com if they would like to be kept apprised of this projects developments.

Oak Tree Landing

- Two homes in Oak Tree Landing have not been being billed for HOA dues due to an administrative error
 - Error has been corrected
 - Resident #1 has been contacted and will begin an aggressive payment plan to catch up.
 - Resident #2 will is being contacted this month.

Community Announcements

- Use of White Boards at community entrances must be approved by board
 - If you would like to use whiteboards, please contact the HOA secretary at oaktree@yahoo.com

End of Summer Party

- Post announcement on website
- Distribute flyer to community
- Get White Boards to Al Lanois

Christmas Trailer

- A trailer is to be purchased for conversion to a Santa sleigh
 - 4 x 8 trailer found for \$329.00
 - Purchase approved by board
 - Trailer will be stored at Hank Ceely's
 - Community will have access to trailer for personal needs
 - Contact Hank for access

Pool Upgrade

- Pool Improvement Committee made an informal report to HOA Board
 - Reviewed current quotes
 - Need to add lighting quote for proposed playground area
 - Need new Junior Olympic Quote

ACC Rules Variance (Exception with cause)

- Resident / Police Officer has requested permission to install department-required kennel using chain link fencing in tandem of pending promotion to K9 patrol
 - Resident must supply proposed layout to in writing to ACC
 - ACC will contact all adjacent neighbors, either side and behind for independent approval
 - Upon departure, kennel must be completely removed
- For this variance and all future variances must achieve:
 - Neighbor approval
 - HOA approval
 - Show value to community

Any resident granted a variance of any nature must be current on HOA dues prior to consideration

HOA Dues

- \$6000 in past due dues were collected during July
 - More than \$22,000 still past due
 - Any resident who is not in good standing with HOA dues will be passed over for dry storage.
 - 30 day window to catch up if behind

Dry Storage

- The dry storage area needs an oversight committee.
 - Current users and top 10 names on the waiting list will be contacted to discover individual interest in participation.
 - Electricity is three times budget, Mickey to investigate.

Signs

- Longboat sign was not refurbished. It was not originally slated for work, but it no longer matches others. Motion unanimously approved to upgrade to match current standard.

Roof Repairs

- Morrison Cove pool house roof in need of repair.
 - Quote received from Edwards Construction for \$5,100.00
 - Repairs are more extensive than just shingle work
 - Contract approved.
 - Need additional quote from Edwards Construction for Wyndham Shores

Buoys

- Lights ordered (HOA Expense)
 - \$400/each (x3)
- Waiting on delivery
- Will be installed as soon as parts are received

Pools

- Recycling bins are now located at both pools. Please contribute by using bins properly. Timers for lights need to be reset at MC pool

Letters from Community (Topic only listed)

- Complaint: boats / trailers in community
 - There is a process for identifying violations. Most violators correct problem prior to action being taken. Every week, all violators are noted throughout community by management service.
- Complaint: Dog attack
 - Not enough information was provided in the letter for board to comment. Hank will contact resident for more information and determine if this is a civil or community issue.

Security

- Evening security is needed in the community, primarily in the summer months.
 - \$35 per trip, three times per day (\$700/wk)
 - Board will consider this for next years budget

Budget

- 2010 budget will be amended to include maintenance for items not currently accounted for

Meeting adjourned at 9:30pm

Next meeting will be held on Monday September 9th at 7:00pm at Motec Systems East.
Please have any items for the agenda submitted to Hank one week prior to meeting.

Minutes Accepted and Approved:

Hank Ceely, President

_____ Date: _____

Rich Vershel, Vice-President

_____ Date: _____

Gene Acuff, Treasurer

_____ Date: _____

Jay Caldwell, Secretary

_____ Date: _____

Robbie Suggs, Committee Liaison

_____ Date: _____