

**Minutes**  
**Oak Tree Homeowners Association, Board of Directors Meeting**  
July 13, 2009

Meeting held at 7:00 pm at Rich Vershel'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)

Others Present:

**Mickey Bumgardner** (President of Management Co.)  
**Lee Floyd** (Resident)

The board would like to express its sincere gratitude toward Carolyn Johnson, Lisa Bonham, Alison Harvey, Sue Morrison and Amy Suggs for their efforts on the 4<sup>th</sup> of July parade. The gathering was a huge success. There were 60 participants from both Wyndham Shores and Morrison Cove.

**Golf Cart**

There have been reports of vehicle damage and reckless behavior reported to the Board. In response:

- Hank will issue Letter to community detailing Oak Tree HOA Board's stance on golf cart use
- Letter to community detailing state and local laws on use and requirements for use on public roads
- Investigate the possibility of levying fines when appropriate
- Investigating expense associated with hiring off-duty police officer to patrol neighborhood. RESP: Robbie, Hank and Mickey
  - Patrol from 8pm to 12pm each night beginning 8/1/09

**Social**

- No update from the Al Lanois for the Ice Cream Social and August party.
- A committee has been established for Holiday Decorating for Entrances and Pools. Amy Suggs will be chairing.
  - Looking for an 8 foot trailer for the Santa sleigh. Please let Hank know if somebody can lend one. Hank will coordinate the Santa sleigh since he has experience with it.
  - Discussions on legality of movie night continue. Rich will talk with Ben and Jerry's manager in Davidson to discuss what was done for their summer viewing.

**Landscaping**

- Need plot to detail Cline's responsibility – Robbie to walk with Cline in the fall.
- Cline employees to take direction given by community homeowners and report back to Mickey.
- Contract needs to be finalized once the details are sorted

- Refurbished Entrances Signs have been installed.

#### **Boat Slip Committee**

- Multiple jet skis parked illegally at dock
- Boat Slip has its own set of bylaws and is not the direct responsibility of HOA Board or BAM
- HOA and BOA will set a date for a joint meeting to resolve concerns that have presented to the board by community members. RESP: Gene/Rich

#### **Recycling**

- Recycling containers for aluminum and plastic will be placed at both pools. The associated cost will be \$30/month total for both pools. Please help make a difference by using these new receptacles properly. RESP: Mickey

#### **Community Maintenance**

- Please notify BAM by email when community items are in need of repair. Use one of the following email addresses:
  - [Jaime@bumgardneram.com](mailto:Jaime@bumgardneram.com)
  - [Shannon@bumgardneram.com](mailto:Shannon@bumgardneram.com)
  - If you do not receive a response via email or phone within one week, please notify HOA Board member

#### **Website**

- We have a new website in place; [www.oaktreeHOA.com](http://www.oaktreeHOA.com)
- Email contacts for specific issues will be added to the site shortly RESP: Robbie

#### **HOA Position**

- Gene Acuff's term is ending soon and a replacement treasurer will be needed. The Nominating Committee has had no respondents yet. Please remember that no experience is needed for this position, although it would be very helpful. If you have the time to dedicate to your community and believe you have something to offer, please contact Rich Vershel at [rvershel@aol.com](mailto:rvershel@aol.com)

#### **Boat Storage (Dry Storage) Area**

- Currently, the maximum area allowed by law is in use due to requirements for impervious land
- Optional strategies within community are being scrutinized to determine if more area can be used
- May be able to expand area and reorganize to either allow more slots or make better use of land for existing users.
- A mailing will be going out in hopes of organizing a Dry Storage Committee
- The Board has requested Mickey to get quotes for security cameras
- Investigate removing names from list for residents that are excessively past due in their HOA dues. Resp: Mickey.

#### **Pool monitor**

- The HOA is owed more than \$18,000 in late dues. Over 10% of all homeowners are greater than 6 months late (as of June 30). Board investigated paying a pool monitor to ensure that homeowners who are not paying their dues do not get the privileges of

the pools. However, this cost is over \$30,000 per year and doesn't make financial sense. Other ideas are being investigated.

**Newsletter**

- Discussed that some residents are interested in being informed of happenings in the neighborhood. Hank will include information on the bowling league. Need to get volunteers for a newsletter. Anyone interested, please let a board member know.
- Activities will also be posted on the web site, so HOA members please check regularly for activities.

**Management Company Scope of Work**

- Contract with Bumgarder Management was handed out for Robbie's and Jay's review.

**ACC Nominee**

- Judy Flowe is interested in replacing Randy Ballentine on the ACC board. Unanimously approved.

Meeting adjourned around 10:00 PM

Next meeting will be held on Monday August 10<sup>th</sup> 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: \_\_\_\_\_