

Minutes
Oak Tree Homeowners Association, Board of Directors
August 12, 2011

Meeting commenced at 11:55 am at Fusion Bowl.
Board Members Present:

Jay Caldwell (Term Expiring 2011)
Robbie Suggs (Term Expiring 2011)
Jon Kaminski (Term Expiring 2012)
Rich Vershel (Term Expiring 2013)

Others Present:

Mickey Bumgardner (President, Bumgardner Management)
Al Lanois (HOA member)

Executive Session

Update on lien and foreclosure for HOA member who is was in violation of the covenants (boat violation) – HOA member has refiled bankruptcy so HOA is not able to proceed with lien and foreclosure of house.

MOTION: Management Company (Jaime) to determine how to account for this so the financials are not skewed (i.e, delinquency data, Accts Rec).

Pass 4 -0

ACTION ITEM: Assess accounting practice with respect to this delinquency. RESP: Jaime.

Homeowner issue with Boat Slips – Boat Owners Association is addressing this issue. However, HOA Board wants to determine it legal responsibility with the BOA. Presently it is thought that BOA is a separate entity and HOA has not responsibilities.

MOTION: Management Company (Mickey) to obtain legal advice concerning HOA responsibilities concerning BOA issues.

Pass 4 -0

Obtain legal advice. RESP: Mickey

Open Session

Old Business

-Wading Pool RESP: Mickey

The pool is completed. The Board had a final walkthrough and released final payment. The only issue noted is that the wading pool water temperature is cold due to cooling effect of the water feature. An on/off switch (timed) will be installed to address the water temperature issue.

-Pool Fences (increase height of fences to 6 feet per new code and for security) -
RESP: Mickey

Complete.

-Pool Security

The Board is still not happy with RSH job and security system. There are electrical outages that are requiring manual reboot, a new software update that our system is not compatible with, and Mickey still has a problem communicating with the system remotely.

MOTION: Purchase uninterruptable power supply once RSH specifies the details of the unit and cost (material vs. labor). RESP: Mickey
Motion passes 4 - 0

MOTION: Mickey to setup a meeting with Board to discuss the remedies for the security system. RESP: Mickey
Motion passes 4 - 0

-Web Site

BAM has full function of the web site. Maintenance work list is now posted on the web site. Close.

-Oak tree Landing

No Solicitation signs have been purchased will be given to neighbors to locate. Close.

Cline Landscaping has installed rain sensors. The intent is to reduce water usage and costs but watering only when necessary. Close.

New covenants – There is no outcry by community members for adding to or subtracting from existing covenants. This will be removed from agenda. Also, Al Lanois brought up issues with the bylaws and covenants that are on the web site (missing pages, blanks for the book number and page under definitions). RESP: Mickey to resolve these issues.

Boat Storage – 2011 Goal

Robbie and Mickey will look into reconfiguring the boat storage area (i.e, assessing large boats, small boats, Jet Skis)

Mickey to review contracts to determine standards for boat storage expectations (i.,e no vehicles, no commercial vehicles, no trailers, etc.).

Get updated quote for playground. Note: this may increase the boat storage area by 150 feet by 10 feet). Not sure how much more storage “slips: can be added. RESP: Mickey

Homeowners Survey – Reviewed. Rich to address the issue brought up

New Business

Pool basketball hoop – Al Lanois proposed to Board to purchase a temporary pool basketball hoop for shooting baskets while in the pool. Other communities have this amenity and the insurance company was contacted concerning any liability. There would be no additional liability.

MOTION: Mickey to purchase this amenity for the Castles Gate pool (note: depending on use may proceed for Queensbury pool)

Motion passes 4 - 0

ACTION ITEM: Purchase temporary pool hoop RESP: Mickey

WIFI at pools – Al also requested internet access at poo. Mickey to investigate any potential problems (i.e, legal) with Windstream concerning the use of these hot spots at both pools. RESP: Mickey to investigate

New water feature at Castles Gate Pool – The Board has received complaints about the temperature of the water being too warm. Swim Specialties is installing a water feature (no cost to HOA) to determine if the water feature will act as an air cooler to cool the pool water. This is trying to use the problem at the Queensbury wading pool (water too cold) to help solve a problem at the Castles Gate pool (approved via e-motion prior to meeting).

End of Summer Party – Scheduled for September 17. RESP: Mickey to coordinate.

New signs at pool – Mickey is installing No Smoking Sign at both pools. Also, signs will be posted reminding members that anyone 14 or younger needs to be accompanied by an adult or guardian. Both of these are part of the pool rules. (e-motion passed prior to meeting).

Wood rot at pool houses – Mickey is replacing, and also removing ledges that are contributing to water penetrating the wood.

Nomination Committee – Jay's and Robbie's terms will be up this year. The nominating committee is drafting a letter soliciting nominees. The letter should be sent out this month.

Next Meeting: TBD

Meeting adjourned at 1:25 pm

Minutes Accepted and Approved:

Jay Caldwell, President

_____ Date: _____

Robbie Suggs, Vice-President

_____ Date: _____

Rich Vershel, Secretary

_____ Date: _____

Jon Kaminski, Treasurer

_____ Date: _____

Bill Morgan, member at large

_____ Date: _____