

Minutes
Oak Tree Homeowners Association, Board of Directors
March 25, 2011

Meeting commenced at 12:00 pm at Fusion Bowl.

Board Members Present:

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

Others Present:

Mickey Bumgardner (President, Bumgardner Management)

Executive Session

Approved minutes from January 2011 and February 2011.

Update on lien and foreclosure for HOA member who is was in violation of the covenants (boat violation) – HOA member had filed bankruptcy so HOA was not able to proceed with lien and foreclosure of house. HOA member has withdrawn bankruptcy so HOA will refile to collect delinquent dues and unpaid fines for violating covenants. Letter has been sent to homeowner with foreclosure papers to be filed if no action by April 7. Once papers are filed, a court date will be assigned.

Open Session

Old Business

-Kiddie Pool RESP: Mickey

Work is proceeding on pool by Swim Specialties with the completion date/inspection approval by April 15. Note: There is a penalty clause of \$250 per day if the pool is not completed and inspection approved by April 15. Mickey has been performing an audit twice per week and contractors have been present each time he has observed the area.

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

Lake Norman Fence Company has ordered materials for Castles Gate pool at Morrison Cove. They have finalized dimensions for the Queensbury Pools at Wyndham Shores. Work should be completed for both pools by April 15.

-Santa Sleigh Christmas Event

Trailer has been sold for the same price as we had paid for it.

-Pool Security

Police and Video Camera – Mickey has talked with Captain Blocker of the Mooresville Police Dept. He reports the following:

- 1) Pool Rule Violation – The MPD will not enforce pool rule violations involving Oak Tree Homeowners (i.e., after hours). MPD states this is an HOA issue. HOA will review video and bring violators to a hearing with potential banning from amenities or fining of HOA for pool rule violations.
- 2) Trespassing – If a non-resident (i.e., not a guest of an HOA family) trespasses, MPD will locate the non-resident to issue a warning for 1st violation. For 2nd violation, arrest will happen. HOA has agreed to prosecute to fullest extent of the law.
- 3) Damage at Pool – Any damages will be turned over to the police. A HOA hearing may occur depending on how the MPD handles. The Board committed to swearing out a warrant for arrest.
- 4) Boat Slips – Rich to talk with Todd Penley, president of the Boat Owner's Association. This is not an HOA issue, but a BOA issue

-Web Site

BAM personnel training on web site has occurred. They are waiting for the Front Page software to update and post new items. RESP:
Mickey/Robbie

-2011 Goals – reviewed and on –target. RV to contact volunteers to the Boat Storage project. Robbie will be HOA Board rep on committee. Jon handed out ideas for Board to consider on a number of items. RV will contact volunteers from last year who were involved in the community service projects to gauge their interest this year.

-Second community meeting is set for April 23 at 10 am at the Queensbury Pool at Wyndham Shores. Mickey to put the info in the Quarterly Dues meeting.

-New Covenants – Will bring up during above meeting to find out what community members are thinking (i.e, holiday decorating, other issues). The thought process is to try to get a list of any new covenants that has a possibility of being added to the existing covenants at one time – i.e., a list of them – so that the addendum process can be done expeditiously.

New Business

-Oak tree Landing

Mickey received an email and phone calls from HOA members who live in Oak tree Landing.

MOTION: Invest in No Solicitation signs for Oak Tree Landing.
Approved 5 – 0 RESP: Mickey to contact OTL members

MOTION: Investigate street light for OTL Landing members.
Approved 5 – 0 RESP: Mickey to contact OTL members

Note: Mickey to look at No Solicitation signs located through out the property to ensure that they are in good repair. RESP: Mickey

-Vandalism

There was an email sent to the board concerning vandalism of a public area. The management company called the police and the MPD reported that they couldn't do anything unless a witness would come forward and notify the police. The Board discussed this at length. The Board is not an arm of the police and the police have now advised the Board on what we can do and what we cannot do.

1. If vandalism occurs in a common area (i.e., pool, monuments) you can report it directly to the MPD. If you don't want to, you can photograph or video tape and turn it over to the management company who will turn it over to the police and the Board will prosecute. A HOA hearing may occur depending on how the MPD handles.
2. If vandalism occurs in a public area (streets), the witness has to call the MPD. If the police do nothing, the Board cannot do anything.
3. If the vandalism occurs on a homeowner's property the witness has to call the MPD. If the police do nothing, the Board cannot do anything.

Next Meeting: TBD

Meeting adjourned at 1:45 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: _____