

Minutes
Oak Tree Homeowners Association, Board of Directors
May 27, 2011

Meeting commenced at 11:10 am at Panera's.
Board Members Present:

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

Others Present:

Mickey Bumgardner (President, Bumgardner Management)

Jon Kaminski (Term Expiring 2012) not present but gave his proxy to Jay.

Executive Session

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. Papers are filed; a court date has been assigned for June 14 with a tentative sale date of July 19, 2011

Open Session

Old Business

-Kiddie Pool RESP: Mickey

Work is proceeding on pool by Swim Specialties. The shell is in. The completion date/inspection approval by April 15 has been missed. Review of weather since Feb. 25 indicates 34 days of rain which impacted construction and is specifically mentioned in the contract: 1 business day delay for each day of rain. Independent verification indicated that other construction companies have had over 40 days of delay due to rain. This brings the completion date into June, so no penalty will be levied at this time. The management company is monitoring this weather delay days closely in order to assess the \$250 penalty change if applicable.

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

Castles Gate pool fencing is completed. Fencing for Queensbury pool is waiting for wading pool completion.

-Pool Security

The Board and Mickey are not happy with RSH administering the fob system. Their response rate is not what they told us initially, and their customer service is poor, despite the HOA paying them on an annual contract.

MOTION: Mickey to handle the RSH Fob system to make the system work per design with BAM maintaining instead of paying RSH an annual fee. Board authorizes Mickey to spend no more than \$1000 for BAM control.

Motion passes 5 - 0

-Web Site

BAM has full function of the web site.

-2011 Goals – reviewed and on target.

-Oak tree Landing

Mickey contacted OTL members about No Solicitation signs and street lights. 2 signs will be purchased and located where the members agreed to place them. Mickey talked with the person who brought up the issue with street lights and she has agreed that this is not necessary.

Note: Mickey to replace the No Solicitation signs located throughout the property.
RESP: Mickey

New Business

Financial Goals – Cost reduction

Motion: Mickey to have Cline Landscaping install rain sensors. The intent is to reduce water usage and costs but watering only when necessary.

Board Votes; 5 – 0 to install (not to exceed \$300)

Other ideas assessed by BAM:

Pay dues by credit card – system is too expensive. Homeowner would have to pay 30% transaction fee.

Mickey contacted Duke Power to see if they can perform a free energy audit to reduce power costs. This is not something they do.

Put lights on timers rather than sensors. Not recommended. This would be a maintenance headache after any power issues (i.e, manual resetting).

Next Meeting: TBD

Meeting adjourned at 12:050_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: _____

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