

Minutes
Oak Tree Homeowners Association, Board of Directors Meeting
January 26, 2009

Meeting held at Sebastiano's in Mooresville

Board Members Present:

Hank Ceely (Term Expiring 2010)
Rich Vershel (Term Expiring 2010)
Jeff Herrmann (Term Expiring 2011)

General Meeting:

- Motion to increase HOA's Insurance umbrella liability coverage from \$2 million to \$7 million was made, and seconded. Passed unanimously amongst the present Board members (3). Costs for a \$2 million umbrella was \$595.00/year, and the costs for a \$5 million umbrella was \$1,025.00/year. Board felt that for an incremental cost of \$430.00/year the extra coverage was worth it. (Responsibility Jeff)
- Discussed the Board having access to the web site (web master access) for changes and modifications. Will follow up with BAM for this topic. (Responsibility Jeff)
- Discussed Bam taking over control of the pools and new NC Law changes for drain covers. Three pool companies indicated that we make these changes now. One company stated that it has not passed NC law for the 2009 season. Will discuss this topic and the next steps at the next meeting.
- Discussion about Cline Landscaping
 - Will request a copy of the current agreement/contract and terms/responsibilities. (Responsibility Rich)
 - Will ask why do we use pine needles and what other options do we have, and the costs associated. (Responsibility Rich)
- Obtain quotes and options for the parking lot situation at MC pool and the property next to it, to determine the amount of reserves. (Responsibility Rich)
- Discussed changing the BAM agreement
 - Who can communicate with BAM on a regular basis. Discuss at next Board meeting.
 - Create a checklist of repairs/work order items, that will be inspected as BAM rides through the community, and verifies if the work has been completed. (Responsibility Jeff to address to BAM)
- Investigate the fence by the boat ramp. (Responsibility Jeff)
- Investigate why are we paying taxes on community land, and how do we stop this. (Responsibility Jeff to speak with Gene to see if he knows how to take care of this.)
- Motion to have the new covenants formally filed and posted to the web site was made, and seconded. Passed unanimously amongst the present Board members (3). (Responsibility Rich)
- Project committee will prepare a formal report of the findings, options, and costs for the pools. (Responsibility Jeff)
- Discussed the condition of all the entrances, and possible improvement. (Hank C. will look into this.) Review current conditions and discuss at next Board meeting.
- Discussed improving the mailboxes and options, but the cost was too high. The price range was between \$175.00 - \$225.00 per mailbox, and we would need 243 mailboxes. (tabled it for now)
- Tabled the discussion of Land Annexation since deadline was missed it for the 2009 calendar year.
- Discussed our options with the vacant land on Oak Tree Rd.
 - We will not have the attorney proceed at this time, and we will not do a title search until the community vote.
 - Discussed whether we should formally seek inputs (non-binding vote). Discuss at future board meetings once options are further defined.
- Discussed the land for sale that backs up to Long Boat and Fern Brook
 - The land is zoned R3 currently, and the owner tried to have it zoned R6. The town rejected his request for R6 zoning. We will not proceed with any action at this time.

Other Business:

- Next Board Meeting
 - Investigate dry boat storage area for possible increase (green space issue).
 - New gate at the boat ramp
 - How to increase community involvement?
 - Will be longer to allow for more topics that need to be discussed/resolved.
 - New location

- Maintenance and repairs
 - MC pool club house needs roof repaired to prevent from further damage.
 - BAM to look into painting the MC pump station to match the Fern Brook pump station (both on Castles Gate Drive).
 - BAM is getting written approval from the town.
 - Lights at Longboat entrance

Meeting adjourned 7:55 PM

Minutes Accepted and Approved:

Hank Ceely, President

_____ Date: _____

Rich Vershel, Vice-President

_____ Date: _____

Gene Acuff, Treasurer

_____ Date: _____

Jeff Herrmann, Secretary

_____ Date: _____

Lee Floyd, Committee Liaison

_____ Date: _____