

Minutes
Oak Tree Homeowners Association, Board of Directors Meeting
April 17, 2009

Meeting held at 7:00 pm at Hank'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

Election Results:

The Board welcomes Robbie Suggs and Jay Caldwell as its newest members. Since Gene's term ends in the fall, Hank suggested that Robbie work with Gene concerning the responsibilities as treasurer; Jay appointed as secretary.

Reports

Reviewed significantly past due HOA accounts

- Discussed options for increasing collection efforts
- Action will be now taken on any account that exceeds \$920. Presently there are 5 homeowners that exceed this amount.
- If additional action by board does not result in satisfactory results, the board will place a lien, and if necessary, foreclose on property.

Committee Reports - Pools

- Reviewed quotes and options for Pool enhancements
- New drains need to be installed by July in both pools
 - Requires assessment to determine total scope of project
 - Mr. Bumgardner will handle this issue independently
 - This is the only work approved to be done (\$5000 limit)
- Poole committee needs to reconvene and make recommendations to board.
RESP Robbie/Jay
 - Get additional quotes from companies not yet polled
 - Target time frame for work will be Fall 2009
- Vandalism
 - Reviewed past problems
 - Discussed ideas for improved policing of pools
 - Discussed repercussions for residents or minors caught vandalizing or trespassing.

- Hank requested to have the Mooresville Police Dept. attend a future BOD meeting to discuss options.
- Considering legal action as well levying maximum allowed fines per covenant
Fines would require board approval for each incident

New Website

- Waiting on CD
- Looking for ways to address software costs on best budget
- Need Website contact info
- New site should be up by June 1st
- Oak Tree HOA needs to host & control the site internally
- Robbie will assume admin role

Entrances

- All entrances need to be revamped. Board decided unanimously to refurbish monuments based on one quote.
 - Single quote was reviewed with options to refurbish or replace
 - Board voted unanimously to refurbish existing structures
 - More quotes are still needed before a contractor is selected
 - Current Blue & Gold theme will be maintained

Golf Cart in the Community

- It is dangerous and illegal for golf carts to be used on public streets or sidewalks
- Numerous incidents and erratic behavior by very young drivers has caused this to become an issue that must be addressed
- Possible legal action was discussed
- Still an open issue requiring action
- Hank requested to have the Mooresville Police Dept. attend a future BOD meeting to discuss options.

New Items

- Mr. Bumgardner to issue weekly updates regarding all pending projects (excel spreadsheet) to Board.
- Need more speed limit signs in the community and along Oak Tree Road
 - Requires petition to community to compel city to take action
- Hole in the ground near Morrison Cove pool
 - Will be assessed by Mr. Bumgardner
- Kline (Landscape)
 - Need to document grounds to improve understanding of expectation
 - Additional areas for maintenance are to be added also documented

- Morrison Cove Dock
 - Wrong fence was painted (maybe?)
 - Needs follow up

- Boats slips #42 and #45 are too large for assigned spots
 - Boat area needs to be reconfigured to better accommodate all types of watercrafts
 - Gravel over grassy area to improve depth of some spots

- Next Meeting at Rich Vershel's house, May 13 at 7 pm.

Minutes prepared by Jay Caldwell

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: _____