

Minutes
Oak Tree Homeowners Association, Board of Directors Meeting
February 23, 2009

Meeting held at 7:00 pm at Hank's house.

Board Members Present:

Hank Ceely (Term Expiring 2010)
Rich Vershel (Term Expiring 2010)
Gene Acuff (Term Expiring 2009)

Others Present:

Mickey Bumgardner

Old Business

- HOA's Insurance umbrella liability coverage increase from \$2 million to \$7 million is in progress. **(Responsibility BAM)**
- Board voted unanimously to take over access to the web site. **(Responsibility Gene and Rich to coordinate seamless switchover with Jamie)**
- Investigate NC Law changes for drain covers. **(Responsibility BAM)** Note: Mickey please email board ASAP as to results of investigation.
- Cline Landscaping
 - Received current agreement/contract and terms/responsibilities.
 - Board voted unanimously to give Cline go-ahead for pine needles and mulch for February. **(Responsibility BAM)**
 - Investigate rubber mulch costs for future pine needles and mulching. **(Responsibility BAM)**
- Budgetary numbers to resolve parking lot situation at MC pool and the property next to it is \$5000. Board decided to get 3 firm bids and if below \$5000 to proceed. **(Responsibility BAM)** Homeowner needs to be informed of Board decision. **(Responsibility Jeff)**
- BAM agreement
 - Any board member can communicate with BAM. Decisions made by board should go through 1 person to prevent board members requesting BAM to perform conflicting actions.
 - Checklist of repairs/work order items was presented and reviewed. Major work expectations are to have a contractor quote within 2 weeks (although this may be at the timeline of the contractor). The most current list will be handed out/reviewed at each meeting. **(Responsibility BAM)**
- Quotes for repairing/improving the fence by the boat ramp were solicited. 1 Quote received. Based on this one bid, Board approved unanimously to repair and improve gave BAM approval to proceed with lowest bid once the other bids come in. Also, need to double check with city about length of parking space requirements for pool (RV estimates that the spaces are typically 20 feet long, and one space may be reduced to 18 feet) **(Responsibility BAM)**
- Taxes on community land. Gene reports that he is trying to reduce the assessed value of the property. **(Responsibility Gene)**
- Covenants. After review, it was determined that the most current approved covenants are posted on the web site. Need to review that most recent documents are on the web site (including updating the articles of incorporation and the "3 board members to 5" document). **Responsibility BAM to talk with Ben)**
- Project committee issued interim report of the findings, options, and costs for the pools. Waiting on remaining quotes from pool providers **(Responsibility Jeff)**
- Current conditions of all the entrances, and possible improvement was discussed. Board agreed unanimously to obtain quotes for sprucing up the entrances by increasing flowers/color, painting background/letters, and applying sealer on stone to bring out shine and highlights **(Responsibility Hank and BAM)**

- Other Old Business
 - Investigate dry boat storage area for possible increase (green space issue). – This was not a green space issue, but an “impervious area” issue and is based on a parcel basis. Will investigate alternatives **(Responsibility Gene)**
 - New gate at the boat ramp. Board voted against pursuing and self closing gate since we do not think this is a major issue requiring major expenditure.
 - How to increase community involvement? – Next board meeting.
- Maintenance and repairs (on BAM’s list).
 - MC pool club house needs roof repaired to prevent from further damage – In process. **(Responsibility BAM).**
 - BAM to look into painting the MC pump station. BAM has received approval and is moving forward with quotes. Board approved unanimously to proceed. **(Responsibility BAM).**
 - Lights at Longboat entrance. Fixed.

New Business:

- Board replacements. Lee Floyd has resigned from board due to work schedule. Jeff Herrmann has notified Board that he will be moving. Board has decided unanimously to:
 - Call an emergency meeting (30 minute meeting) for the sole purpose of electing board members in March. This will be done as quickly as the bylaws allow. If a Quorum is not present, the Board will appoint the two new members.
 - Secure meeting place. **(Responsibility BAM).**
 - Contact nominating committee for nominations **(Responsibility Rich)**
 - Mail announcement, bios and proxies **(Responsibility BAM).**
- Spring Yard Sales
 - MC to be April 25.
 - WS to be May 2
 - Will include a flyer when sending out emergency meeting notification **(Responsibility BAM).**
- Miscellaneous
 - There is a contractor who is putting signs in our common area. Hank has removed numerous signs, as well as Mickey. Contractor will be notified to cease. **(Responsibility BAM).**

Meeting adjourned 9:15 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: _____