

Minutes
Oak Tree Homeowners Association, Board of Directors
October 21, 2011

Meeting commenced at 12:00 noon at Hickory Tavern.
Board Members Present:

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

Others Present:

Mickey Bumgardner (President, Bumgardner Management)

Executive Session

Meeting minutes were approved from last meeting.

Update on lien and foreclosure for HOA member who is was in violation of the covenants (boat violation) – HOA member has refiled bankruptcy so HOA is not able to proceed with lien and foreclosure of house. This will be left on the minutes to remind us if the member decides to stop the bankruptcy so we can proceed on the foreclosure.

Assess accounting practice with respect to bankruptcy delinquency. RESP: Jaime. – COMPLETE.

Homeowner issue with Boat Slips – Boat Owners Association is addressing this issue. However, HOA Board wants to determine it legal responsibility with the BOA. COMPLETE. BOA and HOA are separate independent entities.

Open Session

Old Business

-Wading Pool RESP: Mickey

The only issue noted is that the wading pool water temperature is cold due to cooling effect of the water feature. An on/off switch (timed) will be installed to address the water temperature issue. Quotes for an on/off switch (timed) are being obtained. There have been some issues on getting independent quotes since another company did the original installation. Mickey to get a date when he will receive quotes within 2 weeks.

-Pool Security

There are electrical outages that are requiring manual reboot, a new software update that our system is not compatible with, and Mickey still has a problem communicating with the system remotely.

From last meeting, an uninterruptable power supply was to be purchased once RSH specifies the details of the unit and cost (material vs. labor). Board had previously

approved spending dollars for an uninterruptable power supply. Mickey and Robbie met with RSH. They can monitor all of the cameras for use, make all of the upgrade changes which will be covered by the contract. This will be for approximately \$600/yr for both pools. The Board can have them monitoring and upgrade all equipment for two years at the price it would cost for the upgrade alone and they counter proposed a complete upgrade which would be more economical.

MOTION: Proceed with upgrade for both pools. Board approves motion 3 – 0

Mickey to make work with RSH to implement upgrade.

Boat Storage – 2011 Goal

Robbie and Mickey will look into reconfiguring the boat storage area (i.e., assessing large boats, small boats, Jet Skis). No activity. Mickey will get back to Board by 11/1.
RESP: Mickey

Mickey to review contracts to determine standards for boat storage expectations (i.e. no vehicles, no commercial vehicles, no trailers, etc.). This was completed. Mickey is to provide standards to board in writing by end of next week. RESP: Mickey

Get updated quote for playground. Note: this may increase the boat storage area by 150 feet by 10 feet). Not sure how much more storage “slips: can be added. RESP: Mickey. Quote received for \$23,400. No action to be taken right now.

Homeowners Survey – Distribution of survey discussed.

MOTION: Distribute survey at Annual Meeting. Depending on turnout and responses, an internet survey will be considered being set out to email list.
Board approves motion 3 – 0.

Purchase temporary pool hoop RESP: Mickey – COMPLETE. Feedback has been great! This has been very successful.

WIFI at pools – A homeowner requested internet access at pool. Mickey is to investigate any potential problems (i.e., legal) with Windstream concerning the use of these hot spots at both pools. RESP: Mickey to investigate. Mickey is in the middle of his investigation. This should be completed by the end of next week.

New water feature at Castles Gate Pool – The Board has received complaints about the temperature of the water being too warm. Swim Specialties is installed a water feature (no cost to HOA) to determine if the water feature will act as an air cooler to cool the pool water. COMPLETE. It has reduced the temperature of the pool water per design.

End of Summer Party – Scheduled for September 17. COMPLETE.

New signs at pool – Mickey is installing No Smoking Sign at both pools. Also, signs will be posted reminding members that anyone 14 or younger needs to be accompanied by an adult or guardian. Both of these are part of the pool rules. (e-motion passed prior to meeting). COMPLETE

Pool house repairs –Mickey has gotten 2 quotes to replace wood rot, removing ledges that are contributing to water penetrating the wood, as well as replace bathroom countertops and sinks. Both quotes are within \$25 of each other.

MOTION: Board authorizes repairs. Mickey to choose contractor. Passes 3 – 0

Mickey to get repairs done.

New Business

Annual Meeting Presentation Review – Presentation reviewed for 11/1 meeting.

Dues – Board reviewed budget.

MOTION: Board authorized no increase in dues for 2012. Passes 3 – 0

e-motions

End of Summer Party, will be the last weekend in August, This allows Mickey the time to put it on his calendar and plan appropriately. This also makes it easier for the board.
Passed 3 - 0

Next Meeting: Annual meeting 11/1/11

Meeting adjourned at 1:00 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: _____