

Meeting Minutes of the
Oak Terrace HOA Annual Meeting

March 4, 2010

Officers Present:

Nancy Bognar, President. Tom Batchelor, Secretary. Becky Mattox, Treasurer. Missing: Steve Thaggart, VP.

Homeowners present: see sign-in lists.

Meeting called to order by Pres. Bognar at 7:15 p.m.

Tom Batchelor read the minutes from last year's meeting. Motion to accept by Georgia Sternley. Seconded by Jeff Walker. Motion passed.

Old Business:

Nancy Bognar talked about the error in the deed restriction amendment regarding the 15% number cited as the amount the board can increase annual assessments in a given year and stated that the attorney was working on that. It should read 10%.

She also stated that the gates have been painted and lettering replaced.

At this time, old business was paused at the request of homeowner and Sheriff's Deputy McCabe because he was on his lunch break and had to get back on duty. He wanted to go over some safety/security issues and crime. He said that most home burglaries are occurring during the day. Car burglaries at night. Mostly kids are doing these crimes. The park a car at the front of the subdivision and walk through with latex gloves on checking for open doors on cars. He reminded homeowners to lock their doors, don't leave keys in the car or valuables, close your garage doors, call law enforcement if you see anything suspicious, a home alarm is a good idea. At this point he had to excuse himself and get back on duty. The board and attending homeowners thanked him for his input.

The membership had some discussion regarding cars being broken into and Bill Taylor recommended that improperly stored trailers, which are against county code, may be a temptation for theft.

Back to old business:

Nancy Bognar stated that the renters with the car haulers mentioned last year have moved out.

Jerry Smith wondered if anything could be done to get rental properties cleaned up. Nancy stated that most problem properties are not renters but owners.

There are some foreclosures are still present in the neighborhood but those properties are being taken care of by the banks according to Pres Bognar.

Bob Greene stated that Code Enforcement for the county could be called to come out if the situation is bad.

Tom Batchelor had some additional information regarding restricted vehicles and county code enforcement.

New Business:

Tim Fulton: inquired about trimming the trees in front on common area that is in danger of falling on his house if a strong storm should come through. A discussion on who actually owns that small parcel took place. Nancy thinks we do own it but is not sure. Board members stated we will look at site plan which is on-line and try to figure it out. In the mean time, no reason to not trim the trees further if needed.

A continued discussion on this topic including references to Peirce Canal along 35th CT E which is owned by the county and was recently cleaned out by the county took place.

Joe Graham: property at 5565 34th CT E and also the owner of 5569 34th CT E were talking about the lake behind their home and the drainage problem. Seems that a drain that allows the lakes to ebb and flow in and out has been plugged for a long time and now the lake has serious damage to it. Jeff Walker stated that lakes are the lake owners' responsibility. A rather heated exchange took place between Mr. Graham and Mr. Walker on this topic.

Bob Greene: the lakes are a touch topic. County has functionality responsibility. Possibly Swiftmud also? It was decided to at least ask the county for some assistance.

A homeowner asked about how swiftly checks were deposited and Nancy said that Becky gets to the post office and bank when she can.

Lights and light posts were discussed. Bob Greene suggested the Association stock some bulbs to put them in for people as a safety and security measure if their light is out. Board needs to re-assess neighborhood to make sure lights are working.

Treasurers Report:

Becky stated that water bills are still high. The sprinkler system needs constant repairs. People parking on the grass at the bus stop may be breaking the pipes. Nancy talked about placing some rocks or barriers up there to deter this.

Bob Greene asked about hooking into reclaimed water source. Nancy stated that a number of years ago, a petition was made and presented to the county to get this water and the county put us on a waiting list. Then after a few years, they stated they lost the paperwork but Nancy had copies and re-submitted them. Then she said that the county

commission decided to give reclaimed water only to agriculture and farmers. Bob Greene stated that public utilities handles this and suggested we re-contact.

Motion to accept treasurer's report: Jeff Walker. Seconded by Gloria Sternley. Motion passed.

It was mentioned as a general note that letters will be sent out to the homeowners who have not as yet paid their annual dues. This will be the third notice and will have the date in which it will go to lien if not paid on the letter.

New officers:

Nancy Bognar stated she is not running for any office at this time. She nominated Tom Batchelor as president who accepted nomination. Steve Thaggart indicated he is willing to continue as VP. Becky Mattox likewise stated she would be willing to continue as treasurer. Marie Davidson volunteered as secretary.

Motion made to accept these nominations/continuations for board officers was made, seconded by Jeff Walker.

Motion passed.

Tom Batchelor addressed the group briefly about a strategic plan for three main areas: safety and security, deed restrictions as a tool to preserve home values, and general day to day business.

Meeting adjourned at 9:00 p.m.
End of Minutes

Respectfully Submitted,

Tom Batchelor