



ANNUAL MEMBERS MEETING MINUTES
NOVEMBER 19, 2019 – 6:00 P.M.

1. Call to Order at 6:03 pm – Quorum established by 24 proxies and 20 members present (Quorum requirement: Bylaws Article IV – requirements 1/4 Membership or 40 members).
2. Notices requirement met: Notices were mailed by US Postal service on October 9, 2019 and sign was posted at the entrances on October 22, 2019.
3. Welcome to members and introductions of the management company and the current board members who were present: Beverly Smith, Diane Laverdure, Justin Davis, and Frank Overdyke.
4. Approval of 2018 Turnover Minutes – Motion to approve by Julio Perez; Second by Sheila Lloyd – Minutes approved by affirmative vote
5. Financials
 - a. Management reviewed the financial reports of October 2019. Provided proposed budget. Management reminded homeowners that budget, financials and other documents are available by emailing management.
 - b. Questions were asked regarding the common areas and the dead trees and plants. Frank discussed that the irrigation is not working and that it has not been working since turnover. The Board has been trying to get the developer to do repairs. Another issue is that the system is a shared system with Red Hills and the zones have not been properly identified. The Board agrees that the developer should have left the system in working order; however, we have not been unable to gain their cooperation.
6. Lawn Maintenance
 - a. The Board sent out a request to bid to multiple companies. Three companies responded. The Board interviewed the two companies which submitted the most cost-effective bids. The Board voted to go with LawnPro who has been in business since 2004. LawnPro will begin providing services in January.
 - b. The maintenance service will be for mowing, weed-eating, blowing and edging for 21 trips; 1-Jan; 1-Feb; 2-March; 2-April; 2-May; 2-June; 2-July; 3-Aug; 2-Sept; 2-Oct; 1-Nov; 1-Dec; and fertilization twice a year.
 - c. The Covenants state in Article V that the lawn care will include mowing, blowing, edging, pruning and weeding of flower beds. However, to keep the dues at the current \$810 a month, the Board chose not to include pruning and weeding of homeowner flower beds. The lawn service will also include maintenance of the common areas. In order to include the weeding of beds and pruning of shrubs in the homeowner lots, the dues would need to be increased over \$1000 annually. Therefore, Homeowners will be responsible for their own shrubs and hand-weeding of gardens.

- d. If homeowners are interested in contracting with the new company for additional services or additional cuts, please send management an email with your contact information. Management will forward the contact information to LawnPro and provide the homeowner with the number for LawnPro. Any and all additional services requested by any individual homeowner by LawnPro will be the responsibility of the homeowner. Each homeowner should arrange with LawnPro to pay separately. Such services must comply with the OBC Declaration, Covenants and Bylaws.
 - e. All concerns or issues should be emailed to: OxBottomCrestHOA@gmail.com
 - 7. Future Meetings scheduled for the Board of Directors are:
 - a. January 7, 2020 to be held at Library
 - b. March 3, 2020 to be held at the Library
 - c. May 5, 2020
 - d. July 7, 2020
 - e. September 1, 2020
 - f. November 3, 2020 (Annual Meeting)
 - g. Meetings are held at 6 pm. As the Library may only be scheduled 90 days in advance, locations will be noticed in the future. Management will make every effort to hold meetings at the library. If the library is unavailable, we will advertise the new location on Facebook and on the signs.
 - 8. Website
 - a. The website for the association is: OBCHOA.com
 - b. It was requested to add all local Commissioners to the website.
 - 9. Election of Board of Directors (5 to 9 directors); 720.306(9)(a) – no election required
 - a. Intent to Run forms received:
 - i. Rakesh Sharma
 - ii. Beverly Smith
 - iii. Frank Overdyke
 - iv. Diane Laverdure
 - v. Justin Davis
 - 10. Member Comments (Limited to 3 minutes each)
 - a. Community Events – Noemi will organize an outdoor decorating contest for Christmas
 - b. Traffic calming update – City is evaluating the results of the traffic study; and the City will hold a meeting to answer questions. Jason Ghazvini was required at the time of development to submit a plan and pay for the speed bumps.
 - c. Review of last year minutes and provided an update on items listed.
 - d. Trees see if we can find another arborist – Justin will look for another arborist.
 - e. Suggestion – Recommend using electronic forms on website in future.
 - f. Justin reminded residents that crime rates rise during this time of year. Be sure and keep your vehicles locked and make arrangements for packages to be delivered safely.
 - 11. Adjournment – Motion to adjourn 6:55 pm – by Ms. Overdyke
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BOARD OF DIRECTORS MEETING – IMMEDIATELY FOLLOWING
MINUTES
NOVEMBER 19, 2019 – 6:00 P.M.

1. Call to Order -- 7:00 pm
 2. Elect Officers—Motion to keep the directors in their current offices by Justin; second by Frank. Officers elected.
 3. 2020 Budget – Tabled for a vote in January
 4. Adjournment – Motion by Beverly; Adjourned 7:15 pm.
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Copies of financials/budgets/HOA documents are available by emailing OxBottomCrestHOA@gmail.com . Please note some documents are available on the website at: OBCHOA.com.

MEETING HELD AT: NORTHEAST BRANCH LIBRARY - 5513 THOMASVILLE ROAD