

**OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**January 11, 2005**

Meeting held at The Golf Club @ SummerBrooke, 7505 Preservation Road.

Board members present:

Robert Hicks, Frank McClean, Sharon Elsberry, Steve Spook & Marilyn Hochmuth

Meeting called to order at 6:30 p.m. by President, Robert Hicks

Minutes from the December 14, 2004 board meeting were approved.

Motion: Frank

Second: Sharon

Vote: All in favor

Financial Report: December 2004

Motion to accept financial report: Frank

Second: Sharon

Vote: All in favor

Legal Update:

Chris Lyon of the Lewis, Longman & Walker law firm attended the meeting and reported sending several final demand letters concerning covenant violations and that most of the issues had been resolved. Bryan will verify if some of the issues have been satisfied and report back to the board. Chris will wait until further instructions from the board. Jason Barber attended the meeting and reported that his fence issue has been resolved and that the utility trailers are not parked on his property, they are located in the utility easement adjacent to his property. The board instructed Marie to report this to the city utility department for removal of the trailers.

Deerwood Subdivision: Chris sent a letter to the developer Lance Norris, stating the concerns discussed at the meeting and requested that the communication lines remain open between the developer and the association. The city has not issued any of the permits yet. Ground breaking is estimated to begin near the end of March.

Gene Strickland Property:

Chris sent a letter to Gene Strickland asking for written documentation of his plans and his intent regarding the properties on Meadow Ridge Drive and reminded him that these lots are not subject to be sub-divided as per the covenants. Rod Moeller, owner of one of the lots attended the meeting and stated that he has no plans to subdivide his lot and is working with Gene to resolve the environmental issues.

Alternative Mailbox Design: Sharon reported researching alternative mailbox designs and will obtain additional details and pricing for the aluminum/wrought iron type mailbox from several vendors. Preliminary quote from Moultrie Manufacturing Company included a half price discount with free shipping. Sharon volunteered to perform this research because the developer of Deerwood requested that the board consider an alternative mailbox design. Mr. Devall currently hand routs and custom builds the brown mailbox that is now the required design. Mr. Devall has been in poor health lately will not be able to continue making the mailboxes. The aluminum box that he provides rusts easily and the board will have to consider an alternative vendor for mailbox production. Sharon will provide additional information on pricing and designs and report back to the board as soon as possible. Discussion included the possibility of having the association cover the expense of each new mailbox for the homeowners or a portion of the expense. Most board members agreed that all mailboxes should be in conformity.

The board needs to decide if one of the requirements requested of the Deerwood developer will include utilizing one entrance to Ox Bottom Manor for the heavy construction traffic. This issue was tabled and the 2005 board will make the determination.

Robert reported that the association accountant has added some additional categories to the budget as requested to further itemize the expenses. Robert will address the proposed 2005 budget and send to board members for input and approval before the annual meeting.

The Annual Meeting & Election is scheduled for Tuesday, February 8, 2005 at the Hawks Rise Elementary. Drinks and cookies will be provided by the association as refreshments.

#### Other Business:

Lawn service workers are continuing to park on the landscaped median in front of Mr. Harding's house. Marie will contact Mr. Harding about this issue.

Bryan attended the meeting late and had e-mailed an updated ACC violation report to Marie. Bryan will contact Dr. Steverson and speak with him about his boat placement. Other items need to be inspected before moving forward on enforcement. Marie will review Bryan's updated list and work with him on the outstanding issues. The Board asked for additional ACC committee volunteers to assist Bryan.

The board decided at a previous meeting to obtain the services of Jimmy Elsberry for reviewing and approving the new construction plans for the Deerwood lots. Jimmy agreed to take on this task. Marie will work with Jimmy to devise ACC forms and applications for new construction approvals.

Motion to engage Jimmy for ACC (Deerwood) at a rate of \$12.50 per visit, per property: Frank  
Second: Steve

Vote: All in favor, Sharon recused herself.

Jay Barber volunteered to assist with the Deerwood ACC reviews but was asked to wait until his ACC issue was resolved first.

Steve asked that John Gaines, the grounds maintenance contractor, replace the dead Live Oak tree on Spanish Moss with a similar size tree, treat for ants around the Live Oaks and add mulch to these areas, around the trees. In addition the Azaleas need to be replaced and some sod at the Ox Bottom Manor Road entrance. Marie will get with John to perform these tasks and ask that he submit a proposal for the replacement items.

Marilyn reported that her husband had taken the soil samples at the entrances and will submit the results at the next board meeting. Recommended fertilization time is April.

All bills submitted were approved.

Meeting adjourned at 7:40 p.m.