

**Ox Bottom Manor Community Association
MINUTES OF THE ANNUAL MEETING
FEBRUARY 8, 2005**

At 6:30 p.m. President Robert Hicks called the meeting to order.

Meeting held at Hawks Rise Elementary School. Refreshments provided by the Board of Directors.

Present at the meeting were:

Board members-

Robert Hicks, Steve Spook, Marilyn Hockmuth, Sharon Elsberry and Frank McClean.

Association Contractors-

Mark Jones of Betts, Rogers, Schenck & Jones, CPA; Chris Lyon of Lewis, Longman & Walker Law Firm; John Gaines of Gaines Maintenance Service; and Marie Eddy of Homeowners Association Management.

Mark Jones summarized the 2004 year end financial report and 2005 proposed budget.

Chris Lyon gave a brief summary of the legal issues pertaining to the association the last few months. A few covenant violation letters were mailed and most have come into compliance. He has also been involved with the Deerwood Subdivision issues and discussions with the developer.

Discussion regarding the Deerwood Subdivision Development included:

No further developments have occurred since the Deerwood letter from the board to the homeowners. The developer has not received final approval from the city yet but is expected to receive approval and begin road construction in March or April. Issues discussed with the developer include leaving a landscape buffer between the existing homes, enforcing construction traffic and the use of an alternative mailbox design.

Election:

Fifty one properties were represented in person or by absentee ballot which did not establish a quorum of eligible members. Without a quorum the current board of directors continues as the board and no election takes place.

Homeowners were requested to volunteer for the committees and to be involved in the decision making for the neighborhood.

The 80 acre city park (A. J. Conner Park) is currently included in the 2007 city budget for funding. The city plans on developing this area as a passive park. The Supervisor of Parks & Recreation will attend a future board meeting to discuss the plans for this park.

Bryan Seaquist was introduced as the Architectural Control Committee chairman and Jimmy Elsberry as the new ACC Chair for the Deerwood development.

Meeting adjourned at 7:30 p.m.