

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 12, 2004

Meeting held at The Golf Club, 7505 Preservation Road.

Board members present:

Robert Hicks, Frank McClean, Sharon Elsberry & Marilyn Hochmuth

Meeting called to order at 6:33 p.m. by President, Robert Hicks

Minutes from the August 10, 2004 board meeting approved with correction. Page two Fall Picnic, remove tentatively.

Motion: Frank

Second: Sharon

Vote: All in favor

Roger Collins of McCall Services, Inc. gave a proposal to the Board for pest, weed and fungus control and explained the different treatment programs available from his company. The Board will consider the proposal and discuss at the next meeting.

Financial Reports: August & September 2004

Motion to accept both Financial Reports with explanation at the next meeting: Frank

Second: Sharon

Vote: All in favor

Legal Representation: The Board voted to dismiss Robert Maloney as legal counsel for Ox Bottom Manor and hire John Forehand since Mr. Maloney moved his office to Atlanta.

Mr. Forehand quoted the same monthly retainer amount as Mr. Maloney.

Motion by Frank

Second: Marilyn

Vote: All in favor

The Board would like to meet with Mr. Forehand as soon as possible to discuss pending legal issues and have him attend the City Growth Management meeting on October 25th concerning the proposed development on lots 44 & 56.

ACC Business:

ACC Report: Bryan Seaquist not available.

Lots 44 & 56 Development Update: Marie will send Mr. Forehand the background information concerning this issue before the City's meeting.

Mailbox Compliance Update: The board will table this issue until they can discuss it with the new legal counsel.

Gene Strickland's Property: Issue to be included on the legal/board meeting agenda.

Maintenance:

Grounds Maintenance Bids: 6 proposals submitted

Completed bids were received from the following contractors:

Capital City Lawn Care, Gaines Maintenance, Luscious Lawns, Nesmith Nursery and Next Level Lawn Care. The board decided to hire an experience irrigation contractor to evaluate all systems and not include this item to the bidder awarded the contract. Fertilization will be tabled. George Hochmuth will review the proposal from Roger at McCall's Service.

Motion by Frank:

Award John Gaines the grounds maintenance contract to include items #1 Monthly Landscape Maintenance at a rate of \$1,100.00 monthly (multi year price); #2 Mulching Service Bid at \$2,337.00 for 2 times per year; #4 Additional Mowing Areas at no extra charge; and #5 Monthly Irrigation Check at no extra charge of the RFP.

Second: Marilyn

Vote: All in favor

Rain Gauges for irrigation systems will be included in the bid request from the experience irrigation contractor. Jason Black of Eagles Eye Landscaping will be dismissed as grounds maintenance contractor and paid for his one completed visit in October. John Gaines's contract will begin November 1, 2004. John will provide a clean-up service to include pruning and trimming in the common areas and mowing of the additional areas noted on the proposal/ He will be asked to begin the clean-up service immediately at a cost of no more than \$500.00.

Office Items:

Association Letterhead/Envelopes Estimate

Marie will obtain another quote for 2-color logo design and e-mail the board with the pricing.

Newsletter Update: Marie reported that Journey's End Publishing was no longer offering publication of the community newsletter. She submitted a quote from Target Copy Center to include typesetting, layout, full color printing, at a cost of over \$900 per quarterly issue. The board will search for another alternative to getting the newsletter produced for free or at a reduced rate.

Website Update: Robert reported that he obtained the codes from the website host and has updated the website with current information. He proposed hiring Rob Gelhardt to re-design a better website to include more graphics and the Ox Bottom Manor logo. The price to redesign and upgrade the website is \$1,000.00.

Motion to approve: Frank

Second: Marilyn

Vote: All in favor

Fall Picnic: Saturday, October 23, 2004; 12:00 – 2:00 p.m.

Marie requested help from the board members prior to the picnic and that all the plans have been finalized with Kathy Reardon's assistance.

Other Business:

Survey to Homeowners Regarding Tree Planting: Steve Spook submitted a draft of a survey letter to the homeowners concerning the possibility of a tree planting project along Meadow Ridge Road right-of-way. The Board voted not to pursue this project and will not be mailing the survey letter due to the uncertainty of the cost of the project and the feasibility of the homeowners agreeing to this project.

Motion to halt this proposal of tree planting project: Sharon

Second: Marilyn

Vote: Frank abstained, Robert voted in favor

Addition of City Street Lights: Robert met with the City Electric Department and coordinated the addition of several new area lights for the Ox Bottom Manor subdivision. The total cost for this project is \$1,832.84.

Motion to approve extra lighting: Sharon

Second: Marilyn

Vote: All in favor

All bills submitted were approved.

Meeting adjourned at 8:40 p.m.

Next meeting scheduled for Tuesday, November 9th.