

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 20, 2004

Meeting held at Bannerman Place, 1508 Bannerman Road

Board members present:

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

Meeting called to order at 6:35 p.m. by President, Robert Hicks

Minutes from the February 24, 2004 annual meeting approved as submitted

Motion: Frank

Second: Sharon

Vote: All in favor

Financial Reports: February & March 2004

The board would like to have the Capital Improvements budget line separated for the 2003 and 2004 expenses.

Motion to accept Financial Reports as amended: Frank

Second: Marilyn

Vote: all in favor

ACC Report: Bryan Seaquist

Bryan reported that several notices of violations were recently mailed out and that he would be updating the complete list this week. Bryan will meet with Masoud on Heritage Ridge to discuss the several items in violation. The issue of homeowners parking in the yards will also be addressed and notified due to recent complaints from residents.

The next newsletter has an article concerning the upkeep of mailboxes. Homeowners have a deadline to comply or the board will take appropriate action for maintenance and/or replacement of the mailbox. The board will get the attorney's legal opinion before taking further action concerning mailboxes in violation.

Capital Improvements Update:

Robert reported that Carlos of Illuminations completed the lighting project on the last island as approved previously. Robert asked Carlos to submit a lighting proposal to replace the lighting on the new signs at the entrances. The current lighting does not enhance the new signs and is difficult to read. Because the proposal was costly, the board will entertain other bids by an electrician to replace this lighting. Other lighting concerns included requesting a security light pole from the city for the corner of Meridian & Spanish Moss. The electrician will submit a proposal for additional outlets for holiday decorations at this entrance and to extend the lighting along Spanish Moss right-of-way on the crepe myrtles. The old brass signs that were previously installed at the entrance are sitting in storage. The board discussed the possibility of utilizing them at other areas

in the neighborhood. These new signs, if mounted and installed will also need sufficient lighting. Robert will drop one of the signs to Matt at One Hour Signs for his recommendation on how to use and incorporate the old signs at other entrances.

Maintenance: The board requested that Jason treat all common areas for ants and submit a proposal to replace the one small dead tree on Spanish Moss right-of-way.

Park Update: Robert reported nothing new. The contact person at the city has been very ill lately and Robert will follow up with him soon. The replacement/repair of the brick pavers on Hawk Meadow will be re-evaluated by the city.

Fireworks: The SummerBrooke Board invited the Ox Bottom Association to participate in their annual fireworks social event. The total cost for the fireworks display this year is \$3,150.00. The majority of the board did not want to participate by paying for a portion of the expense and inviting the Ox Bottom community.

Board Meeting location: Marie reported that Bannerman Place would be closing as a meeting facility in June. Marie will look into several area churches, the library and the SummerBrooke clubhouse for board meeting availability.

All bills submitted were approved.

Meeting adjourned at 7:38 p.m.