

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 8, 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 6:30 p.m. by President, Robert Hicks

Minutes from the April 20, 2004 board meeting approved as submitted

Motion: Frank

Second: Sharon

Vote: All in favor

Financial Reports: April & May 2004

Motion to accept Financial Reports as presented: Frank

Second: Sharon

Vote: all in favor

Delinquent dues: \$3,704.83

Marie reported that liens have been filed on 11 properties for non-payment of dues.

ACC Report: Not available

Lots 44 & 56 Development:

Robert reported that the board recently became aware that lots 44 & 56 had been sold to Gene Wilcox. A pre-application for the proposed development, "Deerwood @ Ox Bottom Manor" was submitted to the city for approval. The city issued the developer a list of requirements due for consideration in preparation of a formal application. These requirements include proposed lot sizes and the environmental impact issues.

The homeowners present at the meeting discussed their concerns with this proposed development of approximately 30 homesites. Concerns included increased traffic problems on Meadow Ridge Drive, road access to the area, the size of the lots, meeting the ACC requirements, etc.

The association attorney will draft a letter to the owner/developer of the property to invite him to a meeting with the association and discuss the proposed development. A variance recorded in 1999 authorizes these lots to be subdivided. The association will consider the possibility of a conflict of interest with our current attorney since he was the attorney for the developer that recorded the variances. The board will consider hiring another attorney for this issue.

A notice from the board will be mailed to all Ox Bottom property owners with the details concerning this proposed development and also be posted on the community website.

Mailbox compliance issue:

The last edition of the newsletter had an article concerning the upkeep of mailboxes and offered a deadline of June 1st to comply or the board would take appropriate action for maintenance and/or replacement of the mailbox. The covenants authorize the association to replace or repair mailboxes at the owner's expense. Several homeowners in violation have already replaced or repaired their mailboxes. Marie will begin sending notices to those in obvious violation to residents on Hawk Meadow and Ox Bottom Manor Drive. If action is not taken, the association will hire a contractor to bring the mailbox into compliance. The association attorney suggested that we request a postal employee be present with the contractor to hold the mail for liability reasons. The owner will be billed for this expense and liens will be filed against the property if not paid.

Capital Improvements Update:

Extra lighting and signage were discussed by the board and will be addressed again on the next meeting agenda.

Park Update: Robert reported no further news from the City Streets & Drainage Department. The contact person at the city has been very ill lately and Robert will follow up with him.

Other Business:

Website- Robert will speak with James Messer about taking over the website updates.

All bills submitted were approved.

Meeting adjourned at 8:10 p.m.