

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 20, 2008

Meeting held at the SummerBrooke Clubhouse, 7505 Preservation Road. President, Robert Hicks called the meeting to order at 6:33 p.m.

Board members present: Robert Hicks, Steve Spook, Sharon Elsberry, Mark Ervin and Frank McClean.

Approval of the minutes from the February 19, 2008 Annual Meeting:

Sharon pointed out that the minutes should reflect the loan would be paid off after the 2008 dues are collected, not the 2009 dues.

Motion to approve as corrected: Frank

Second: Sharon

Vote: All in favor

Financial Report: April

Total Assets: \$108,854.44

Delinquent Dues: \$11,697.97

The Line of Credit for the mailbox project should be paid down with funds from the operating account tomorrow.

Appointment of 2008 Officers:

President: Robert Hicks

Vice-President: Steve Spook

Motion to approve appointments: Frank

Second: Steve

Vote: All in favor

Committee Appointments: Approved unanimously

ACC: Mark Ervin (Chairperson)

Welcoming: Melissa Turner (Chairperson) and Tammy Salmon

ACC Report: Mark Ervin

Mark reported that several requests for variances were denied, due to items that were constructed without prior approval and are not in compliance.

The shed amendments for the Crasto's have been completed as required by the ACC. Sharon would like to go on record as not having approved the shed as completed and she does not agree with the other board members or ACC members.

Sharon claims that the board is not enforcing the covenants and she alleged that she would erect a shed in her yard without prior approval.

Legal Update: Not available.

Mailbox Committee Update:

Sharon reported that the 5 member committee has had two meetings. They have determined that several mailboxes were installed incorrectly and/or too close to the road and are not in compliance with the USPS setback regulations. The board instructed Jerry (Classic Accents) to install the new mailboxes in the same location as the old ones, unless written notice was received requesting a different location.

The Board will invite Jerry to attend the next meeting in June and will discuss some of the mailbox placement and maintenance issues.

Board members will devise a few talking points to be addressed, to include his assistance in maintenance and reinstallation of some of these mailboxes before the next meeting.

The mailbox committee also requested the association consider covering the expense of future replacement and/or repair of mailboxes caused by vandalism. The members will consider the fiscal impact of this expense.

Other Business: Marie will get information about hiring off-duty police officers to patrol the neighborhood for vandalism and speeding and report back to the board.

Bills to Approve: All bills submitted approved.

Meeting adjourned at 7:40 p.m.