

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 9, 2005

Meeting held at The Golf Club @ SummerBrooke, 7505 Preservation Road

Meeting called to order at 6:30 p.m. by President, Robert Hicks

Board members present:

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

Approval of the minutes from the last board meeting, June 14, 2005:

Motion to approve: Sharon

Second: Marilyn

Vote: All in favor

Financial Report: June & July 2005

Motion to accept both reports: Sharon

Second: Frank

Vote all in favor

Marie Eddy reported \$2,362.41 in delinquent dues.

ACC Report: Bryan Seaquist

Bryan reported that all violation issues have moved forward with legal action. Two homeowners have contacted the attorney and have since come into compliance.

Bryan will look at a batting cage on Thornberg to assess whether it is a violation of the covenants. Another address was reported as having an RV and needing a notice.

Mr. & Mrs. Stoun of Belgrand Drive attended the meeting to discuss the issues they have with the easement adjacent to their home. The Stouns were issued a notice of violation for the post and wire fencing they erected near their driveway. The Stoun's were attempting to halt 4-wheelers, motor bikes and trucks from running across their yard to access the utility easement. Robert will contact the CONA President for assistance with this issue and will verify with association legal counsel ownership of the easement.

Motion to rescind violation notice to the Stoun's: Frank

Second: Marilyn

Vote: All in favor

Mailbox Committee Report:

Marilyn submitted a detailed report with pros and cons for a variety of mailbox options and funding choices. Discussion included installation, removal of old boxes, future maintenance, number plates, durability, and assembly. The board voted unanimously to increase the dues to \$200 per year beginning January 2006 at the last board meeting. Discussion between the board members involved whether the vote to increase the dues was solely for the purpose of funding

the mailboxes or whether the board would utilize the additional revenue for other association expenses.

Motion by Frank: rescind the previous vote on the dues increase until clarification of what the increase will fund.

Second: Steve

Vote: 3 No votes, 2 yes votes Motion failed.

Marilyn will clarify the Home Depot mailbox pricing to include the assembly, disposal and parts and will e-mail her report to the board. The mailbox from Classic Accents and Home Depot will be put side to side for comparison and a decision. The board will send official notice to the homeowners when the mailbox issue has been finalized.

Maintenance Report: John Gaines

John reported that his workers have been pulling weeds and removing the vines at the entrances, and discussed the multiple broken sprinkler head problems through the medians and islands. John recommends relocating some of the heads to the inside of the island to prevent vehicles from running them over. John will submit an estimate to relocate the heads needed, installing posts and concrete donuts around others. His proposal will include the installation of posts at the Hawk Meadow entrance school bus stop where the parents have been parking on the valve causing damage.

Fall Picnic will be scheduled before the next board meeting. Volunteers are needed to assist with the picnic this year.

All bills submitted were approved.

Next meeting scheduled for September 13, 2005

Meeting adjourned at 8:12 p.m.