

OAKWOOD PARK HOMEOWNER ASSOCIATION

Board of Directors:

Gregory Ryan, President

Jim Tims, Treasurer

Rogers Stephens, Vice President

Bill Jones, Secretary

Teresa Brown, Member at Large

The Oakwood Park Homeowners Association Annual Meeting was called to order at approximately 6:30 p.m. on November 17, 2008 at the Olive Branch Public Library on Hwy 305. Greg Ryan chaired the meeting.

Board Members Present: Greg Ryan, President; Mike Martin, Vice President; Jim Tims, Treasurer; Bill Jones, Secretary; and Teresa Brown, Member-at-Large; were all present at the meeting.

Attendance:

Twenty-nine (29) households were present for the annual meeting and four (4) proxies were represented which makes up thirty-three (33) households this constituted the required 18 family quorum. Greg Ryan and Teresa Brown certified the proper quorum had been met.

Secretary's Report:

The Secretary report was not read, but had been posted on the website and copies were distributed at the meeting. After considering whether there were any changes or corrections, a motion was duly made, seconded and passed to accept the minutes from the 2007 Annual Meeting.

Treasurer Report:

Jim Tims presented the Treasurer's report including the results from the current year along with a budget for the coming year. Following questions and discussion, a motion was duly made, seconded and passed to accept the report as submitted. The treasurer's report and budget are attached to the minutes.

General Mgmt Report:

- **Sewer Lagoon Status** – Mr. Ryan reported that the City of Olive Branch reports that the sewer lagoon is in process for "final determination" to be closed down, but pending action by the Department of Environmental Quality issuing a permit for it to be closed down. This has been a long, tedious process and they hope to have completed by the end of this year. The City of Olive Branch does not expect the lagoon to be drained and filled in until early spring 2009, after which it would be converted to surplus lands and disposed of accordingly. The HOA is on the list of interested parties, according to Mr. Bigalow, the City Engineer. A question was raised about the status of the pipes, whether they would be left there abandoned, or removed.
- **New Website** – The Board authorized a new website earlier in the year, which is up and running. Rogers Stephens was instrumental in getting the site operational, and the Board posted key documents to the site throughout the year.
- **Neighborhood Watch** – The Board has attempted a number of contacts with the City of Olive Branch Police Department with respect to a Neighborhood Watch Program. Earlier in the year they had lost their coordinator, and the issue was postponed by the Board. With the recent break-in, the issue has been renewed, and contacts with the police department have been initiated again. Ms. Brown and Ms. Mack will direct this effort if the police department has renewed the program and can assist in this undertaking.

- **Traffic Signs and Speed Bumps** – The Board has continued to monitor this issue, but since installation of the traffic signs, no additional concerns have been raised by home owners.
- **Trees and Sprinkler System at Entrance** – The trees at the entrance of the subdivision were deep root fertilized this past year to improve and strengthen their condition, and dead branches trimmed out. Sprinkler repairs were completed as well.
- **Refurbishing Street Signs, Mailboxes, Light Poles** – The street signs and a number of mailboxes are in a state of disrepair. The Board has asked for quotes and proposals to address this concern. The Board is considering whether the funds exist to periodically (every 4 – 5 years) have the Association take over the responsibility of painting mailboxes, light poles and street signs to maintain the overall good appearance of the neighborhood. Mailboxes would have to be put in a state of good repair by the homeowner, but the Association would assume the responsibility for paint upkeep on the 4 – 5 year cycle. Feedback was solicited from those at the meeting, and the concept endorsed by the attendees.
- **Legal Matters** – The Board reported that the non-response to dues collection efforts this past year resulted in lien filings and lawsuits for the collection of outstanding dues. It was noted that this is an expensive route for home owners, where the filings and attorney fees are added to the outstanding dues and interest, often resulting in a more than doubling of the fees. Generally, the effort has met with success.
- **Architectural Committee** – The Board entertained no architectural requests this past year, but did complete proposed covenants revisions to provide for more specific architectural control, add “rules and regulations” for the community, and address other issues of concern to the Association since formation. The proposed “restatement” of the covenants was posted to the website, and was addressed specifically later in the meeting.

Issues of Old Business:

- **Welcoming Committee** – The Board announced the newly appointed Welcoming Committee as the new “Member at Large” to be elected by the incoming new Board, plus Maruta Krastins, and Wanda Rennick.

Issues of New Business:

- **Appointment of Common Areas Improvement Committee** – Mr. Ryan announced that the Board has appointed a Common Areas Improvement Committee to address a number issues in the community, including the sewer lagoon project, exploring expanding common areas, exploring enhancements to common areas, and reviewing existing common area improvements for ongoing maintenance concerns. This committee is presently made up of Greg Ryan, Mike Martin, and Bill Jones.
- **Election of New Board Members** – From the existing Board, Rogers Stephens and Teresa Brown have another year remaining on their terms. There three “two-year” positions to be elected this year. The nominees presented by the Board were as follows:

Wes Nall	Melanie Skinner
Joyce Paxton	Danny Crenshaw

Other nominees were requested from the floor. No other nominees were provided from the floor, and upon motion duly made and seconded, nominations were closed. Ballots were passed out, and time allowed for completion of the ballots, which were collected and counted by the Secretary and Treasurer. The new members of the Board were announced as: Wes Nall, Joyce Paxton and Danny Crenshaw. The Board members will elect their respective officers at their organizational meeting.

- **Consideration of the Proposed Restatement of Covenants and Restrictions of the Oakwood Park Subdivision** – Mr. Ryan presented the proposed restatement of the covenants for Oakwood Park. He explained the difference in amending and restating, and discussed the way the document was prepared, and the review that had been done by previous Board members from all previous Boards. The proposed restatement was posted on the website (after clearance of a virus on the site) this past week. Following distribution of a flyer to all home owners alerting them to the posting, many home owners accessed the site to retrieve the proposed covenants and to review them. Mr. Ryan explained the approval process, which requires the written consent of sixty-seven (67%) percent of the home owners, and then opened the meeting for home owner comments. The comments received will result in redline edits being made to the document. These redlines will be posted on the website for further consideration, and a flyer pointing home owners to the site to review the redlines. Once the document is in final form, it will be circulated for approval.
- **Speeding in Community Concerns** – Homeowners expressed concerns about speeding near the entrance area of the subdivision. Efforts to revisit speed bumps or humps may be considered again by the new Board.

Other Business:

The following additional items of business were addressed from the floor and the Board.

- Preference for Spring/Fall Fest
- Leaning light poles and those not working
- Mailbox repairs and replacements

A request was made for addressing additional business. There being none, Mr. Ryan entertained a motion to adjourn, which when approved, the meeting came to a close at 8:55 p.m.

Bill Jones, Secretary

ATTESTED:

Gregory Ryan, President