

Ocean Neighbors HOA Board Meeting

June 14, 2012

Present: Scott, Brooke, Mike, Rick M., Jim T., Jim and Mary Wilson

Jim Wilson-Financials.. Balance sheet, CD's several fines were paid, so our checking is larger than the balance sheet reads. Profit and Loss...there are 4 law enforcement residents that pay half of the dues. We need to convey budgets for the rest of the year to committees. Jim will add a budget column to the committee sheet. **Jim will give inspection dates, not times to the board for the rest of the year.**

Jack is only running water sprinklers every other day. Rick suggested a Rainbird sensor that will disable the sprinkler system when it is raining. Board will research the Rainbird.

Last month's meeting notes: Approve April meeting notes. May- Minutes approved. Jim seconded. Jacque questioned the bylaws. Rick stated that all bylaws and documents on the website are current. Nothing is new or has been changed. Jim T. stated that they had agreed that they would make a list of discrepancies. Jacque and Ellen agreed to go through the document to find discrepancies on the website. The date is a discrepancy. Jacque wants the website to state that "these are the ones that we are working with", until the committee reviews them. Caroline Parker is the Board liaison.

Cat and dog control- lots of calls from homeowners about cats. They are domestic, feral, and in resident's yards. We will support residents calling animal control. We will post in Facebook and in the newsletter.

Committee reports- CAG meeting was tonight. We are looking for a resident to attend. Lt. Meyers followed up with car break- ins. We have seen police patrols increase. Golf cart laws were posted on website and Facebook.

Welcome- Angie took care of one new homeowner and one new one coming in.

Newsletter- Add piece about trimming back mailbox growth to keep mail carrier safe.

Family Movie Night- Delayed until fall.

ARB-Mike stated that covenants state that there are 3 people that should represent ARB and the president can't be a part of that. The president can only hold one position. It was noted that Pierre had also volunteered to be on the ARB but the board did not approve. Rick stated the ARB is a committee. It has no voting rights and is not a director or office of the board. The ARB is selected and approved by the board. Therefore board members, as has been in the past, may be responsible for the ARB. If Mike would like to get volunteers to serve on the ARB committee, Rick welcomes them. We can also select a new chair, however all ARB volunteers must be approved by the board.

Community appearance- the pump station needs to get landscaped. PSD is responsible for replacing the fence that sustained wind damage. The curb grass on Hagan's lots are overgrown again on SE Clearspring. Rick will talk to him. The entrance curb needs to be pressure washed. Approved and seconded by Mike. The asphalt was redone in front of the neighborhood due to a gas leak. There is a lot of erosion at the community dock. We need to put dirt in there to level it off.

Clearspring Flood Zone- The people living there currently zoned VE- flood zone from 997-1071, including Hagan's lots. Through an attorney, we think it's not labeled correctly. A LOMAR process to FEMA will cost \$20K, estimated. Between homeowners and Hagan, they are paying 95% of cost to change it to AE status so that they don't have to pay from \$2800-5400 annually. We are negotiating with ATM. Hagan's cost is \$8000 and residents are paying \$550 each. The contract is for \$20k. The exposure to our HOA is \$1300.

Lake quality- we have ATM is in the process of giving us a contract for checking the lake quality and analyzing our lake standing. Rick E. has the proposals.

Gazebo- the posts are rotting. The materials were not treated wood. We need to have it analyzed to be fixed or replaced by a professional contractor. It has been there since 1996. Scott will look into that.

Oak Tree at the playground- there is a hole in the front. Rick E is in charge of that.

Mosquito control is spraying by helicopter. If you have problems call them directly to come to you. The truck comes by weekly. The numbers were posted in this year and last year's newsletters.

The playground sign is peeling and needs to be replaced. Scott will get a quote.

Box for the newsletter is out for those that need it.

The lot next to the gazebo was bought and they want the right away to go into our sewer system. Rick talked with them about the least invasive path. They have committed through a contract through Odessa. It will take place in Aug. or Sept.

There was a request from an interested lot buyer to build a house and make it brick. They had downloaded covenants. There is nothing in our covenants that says they can't. There was discussion that there was a previous request by a homeowner to side their house with Heartyplank and it was not approved. Mrs. Souter and Mrs. Vance both stated that they believed that this would lower our property values.

8:00-Meeting adjourned