

## Annual Meeting – Oakmont II Homeowners Association

March 2, 2015

A quorum was met and the annual meeting was called to order by Kathy Kennedy at 7:00 PM.

Kathy reviewed action taken by the Board last year.

- The Board sent out 24 letters about compliance with the covenants and 80% complied for the better of the community. 20% did not comply. It is expensive to contact lawyers to aid us in compliance. The covenants are in place to help create a positive atmosphere. The covenants are on our warranty deed. They are contractual obligations and no one is exempt.
- Challenges to the association regulations can be made. The Board works to be sure that we are even handed and not discriminatory. We do not wish to set precedence. If we acquiesce, it is precedent setting, thus we continue to discuss trash cans.
- The Collierville Town Beautiful Commission established by the Town of Collierville identifies and recognizes businesses and homeowners associations that present a positive image of the town. The commission selected Oakmont II as the homeowners association for the month of July. Kathy brought the plaque for all to see.
- In August, the Board attended the planning commission meeting for the Oakmont Planned Development Phase 4A and 4B to go in on Market Blvd. The town agreed to do another traffic study and a traffic light is being installed at Civic Center Drive and Market Blvd.
- In September, our first newsletter went out. Wanda and Charles Adams did all of our entrance decorations for Halloween, Thanksgiving and Christmas.
- In January and February we sent out our 2<sup>nd</sup> newsletter and announced our annual meeting for March.

### Treasurers Report – Joyce Gregory

Copies of the Treasurer's report were handed out and Joyce requested all review. The object is to save money and we have not had a special assessment in recent years. We started with \$7,000 in our checking account and ended with approximately \$6000. Our savings account started with \$20,674 of which \$2517 is earmarked for a special fence painting assessment and the balance is \$18,157. A motion was made and seconded to accept the report.

We painted the outside fence several years ago (2007 or 2008) and it cost approximately \$11,000. We are getting close to requiring that we repaint it. We will not have to require a special assessment because of the money we have in our account. Joyce mentioned that we are not supposed to have shrubbery with a foot of the outside fences. The last time the fence was painted, the painter charged to cut back the shrubbery.

### ARC Report – Jo Gore

Jo was not able to attend the meeting this evening, so nothing was reported on the ARC. A question was asked about the responsibility of the ARC. It includes modifications, roofing etc. Homeowners should submit plans for everything on the outside of the home to maintain consistency.

### Maintenance and Website Committee Report – John White

Two controllers had to be replaced for the sprinklers, costing \$2000. They go around Market and Green Oak and are all in operation. Lamps and ballasts had to be replaced for lighting in the park. John is going to have a section replaced with Zoysa grass to see how it responds. The fence is still in good shape and should not have to be painted for approximately three to four years. We had a contractor work on the mailboxes several years ago and they are showing wear. All the mailboxes are not uniform and the board discussed taking over the maintenance of them. Oakmont I and III took over the Mailbox maintenance. We estimate approximately \$60 per mailbox, including new mailbox, paint and new numbers. The posts do not have to be replaced at this time. This would cost approximately \$7000 and would be paid for from money we have in the savings account. John discussed the website and all the benefits including posting of the covenants. Everyone is supposed to receive a copy when they move in, but they are available on the website. A question was asked about weeds in the park area. John will check on this in the spring. A question was asked about some yards that were not being cut and John advised that this is the responsibility of the homeowners. A round of applause was given to John for all his efforts to keep our community beautiful.

### Decorating Committee – Wanda Adams

Wanda will not be on the board, but she and Charles will continue to do the decorations going forward. Wanda will not be able to chair the Social Committee any longer. The women of the community meet on the 2<sup>nd</sup> of Friday of every month at 11:30 AM. We need a volunteer to manage this group. You do not have to be on the board to volunteer for this committee.

### Election of the Board

Each person stood up and talked about living in Oakmont II and their interest to be on the board. Kathy asked if there were any nominations from the floor and there were none. A vote was then taken and two volunteers agreed to count the votes. We had 49 ballots and everyone on the list was elected.

### New Business

- Directory – Kathy discussed the privacy issues and the benefits of having a directory. Joyce mentioned that she does have all the information and if a homeowner asked to not publish, we will respect their request.
- Barbara McCain discussed the Neighborhood Watch and advised any homeowners to contact her if they are not receiving information. We have not had any issues with break-ins or robberies. A homeowner mentioned that you can go on the Collierville police website when you will be on vacation and they will check on your house daily.
- Kathy discussed having a special meeting if the board wants to spend more than \$5000. This was made in reference to the board taking over the mailbox maintenance. There was a question about spending money every three to five years and would we have enough money to do projects like painting the fence. Joyce motioned that the Board take over the maintenance of the mailboxes and it was seconded. The motion was carried.
- Sue Williams will send an email to John White to fix one of the street signs that was printed incorrectly.

- A discussion followed regarding the roofing for the homeowners. The ARC has the authority to determine the color of the roof material so it is consistent. A motion was made to use the original roof material color of oxford gray for roofs going forward. The motion was seconded and carried.
- Kathy discussed political signage. Some boards have been sued because of freedom of speech etc. The covenant states that we can have "For Sale" signage. A vote was taken and the preference is that we do not display political signs in our yards.
- Joyce requested that homeowners make their checks payable to Oakmont II. Some homeowners made payments to the wrong association.

A motion was made and seconded to adjourn the meeting at 8:30 PM.