

OXFORD/CAMBRIDGE HOA BOARD MEETING

Monday January 10, 2021, 6:30pm

Minutes

Quorum: Virtual Meeting- Rob, Jeremy, Megan, Pete and Pam from Superior in attendance

New Items:

Mini Library Presentation- David Molina

Box David wants to order (~\$350):

https://www.etsy.com/listing/1141817172/library-share-box-little-free-library?click_key=8275f2c5fd35cc5c1ef15681355633e67340c924%3A1141817172&click_sum=f7224b5e&ref=shop_home_recs_1&frs=1&crt=1

He would raise funds from odd jobs, work, mowing grass, etc. No cost to community. Target age 0-12 YOA, can also include YA and adults if enough participation.

"Take a book, give a book" library. This means that you can take a book, and feel free to give one back. This library would ultimately function off an honor system. We can place the library could be located anywhere, but somewhere central in the community, like near the playground/clubhouse.

Possible rules to implement (from David's research):

1. Take a book
2. Feel free to contribute with one of your own.
3. Treat each book as if they were your own.
4. Protect your library.
5. Enjoy it!

Board questions/concerns:

Key fob access

Lock box access

Graffiti remedies

Priorities

Follow up Items:

Rental Property CC&R potential modification- 25% of homes are rentals, need 67% of homeowners to sign off to make amendment. 272 homes needed to pass amendment- esign/mail and the door to door for the rest

-Will need town hall with Q&A to discuss rental property amendment to CC&Rs

-Will also need to grandfather in current owners/landlords, but CC&R written to cap at 10% so no additional rentals can be done.

Tasks: CC&R Word document- Rob to compare PDF v. Word version- there are blacked out areas on the pdf form-Try to finish in the next few weeks

-Special committee to meet weekly for several weeks to discuss:

Committee members: Rob, Megan, Pete, Kristen, Pam

- What are we looking for?
- What restrictions do we want?
- What can/will the board control?
- What exceptions will we make?

Ongoing Items:

Projects-

Bridges-

(Capital Exteriors) quote \$15,150

Bad side- keep it where it is and have an arch bridge.

Better side- 6 ft on basketball side, leave tree stumps there for support

Clubhouse Wood Rot-

Paramount quote: Doors- \$13,975, Wood Rot \$6,565

Capital Exteriors quote: Wood rot: \$4250 *will do Door quote and f/u*

New Key fob/security system:

Current key fobs with new system installed- *Pete to f/u about if the system has alerts available.*

Also, can additional cameras be added? Specifically, at the clubhouse entrance and the pool gate facing the front of the gate.

Basketball Court-

Quotes: Court One, Sport Courts, Ram Pavement

Turner Pavement suggestion: best course of action –

Acrylic sealant- "seal masters", Recover, Resurfacing, structurally in good shape- give another 3-5 years of life while budgeting out major expenditure (consider fencing area, key fob entry, possibly expanding area)- Dimensions 55'x42'

Tasks: Megan will get a quote for acrylic sealant. Has a contact in Charlotte. Will call Thursday, 1/13.

Also called and spoke to Eddie Smith & Sons Paving. A contractor will come out this week and give a quote.

Send pictures to North State Resurfacing for quote if still desired.

Monument Sign Repairs

Campbell Hall

Constitution Hall

Whizzy Doodle quote:

Oxford & Cambridge Entrance signs: \$3432

Clubhouse/Playground/Handicap signs: \$1173

Decorative poles: \$700

Pam waiting on another quote

Clubhouse Electrical work:

Roby won't complete work. Electrician that had come out no longer with company.

Pam to contact other electrician companies and come to clubhouse and meet them for quotes, hopefully on the same day, along with Capital Exteriors.

Financials

2021 budget balanced

2022 work sheet started- available on drive

Executive Meeting

Closed to the public

Adjourn

Next Meeting:

February 7, 2022 @ 6:30

Virtual on Google Meets