

## OXFORD/CAMBRIDGE HOA BOARD MEETING

Monday October 4, 2021, 6:30pm

### Minutes

Quorum: Pete- remote, Rob, Jeremy, Megan present in person, Collette from Association

Shaun unable to attend

### Concerns: Priorities

Neighbor concerns- chickens (sent via email)

Suggestions from board/neighbors

(AK parking, dog park)- can bring up at owner's meeting

Off-duty police officer-stop service for now and see if there are changes

Irrigation- leaks, wet areas

Landscaping issues- Marvin Road, common areas

Flock safety (license plate safety recognition cameras)- runs through databases and alerts police if car is of interest; help with crime \$250/camera for initial installation (\$1000), \$2500/yr. per camera (\$10,000)- revisit next year

### Ongoing Items- Updates?

#### Projects-

Duke Energy- Megan attended, d/w Rob

*Tasks: Duke technician to evaluate need to have another meter versus running line from corner of Marvin- would need homeowner permission and possible overhead line. One phase v. 3 phase*

*(Collette to f/u with Duke)*

Electrician- SEAC visit-

*Tasks: There is a safety and code issue with the panel that serves the pump room- will need to be addressed ASAP*

*Need electrician to fix issue (Roby)-waiting to schedule*

Bridges- City of Charlotte Storm Water to take care of fallen tree in creek- **working on today**

**Tasks: Collette to contact General contractor to evaluate (Foster Lake and Pond)**

Basketball Court- Quotes: Court One, Sport Courts, Ram Pavement

Turner 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

*Tasks: Megan will get a quote for acrylic sealant option.*

*Still need to send pictures to North State Resurfacing*

Clubhouse Wood Rot-

*Tasks: F/u- further quotes needed- Colette to contact and set up visits with contractors*

*Update with last contractor- Jeremy attended*

Ardrey Kell/Travis Gulch entrance damage- Complete

## **Financials**

Proposed 2022 Budget- on Slack for ongoing discussion

*Dues \$548 can raise 10% total \$54.80, up to \$602.80 -Increase to \$600 for simplicity*

Adds \$21000 to budget for the year

\$3000 place holder for reserve study

10/22-budget & community letter to Superior

Decide on meeting date/time later in Nov/Dec with community

### ***Line items in budget:***

\$15000- buildings and maintenance- wood rot, door replacement

\$8000- lighting on Wade Ardrey entrances

\$30,000- bridges

**pool costs- see below**

Is there advantage to climate control pump room? Need to add ventilation?- Probably not

Replace deck drains? (see below)

**Pool Contract-** fees going up \$41,000 full service- keep current service. Can't justify raising dues and decreasing pool service.

Furniture refurbishment \$1925- 16 lounge chairs and 1 dining chairs to be refinished (if contracted to do by 12/31/21)

\$350 per table to replace to aluminum (total of 12 tables currently on deck) Need to inquire whether there are any rectangle tables available and price.

***Recommendations from Facilities Assessment:***

*Preventative Maintenance Package: Includes replacing all hose clamps, tubing and connectors, lubing all valves and fitting in the pump room. From time to time these may fail and cause damage to the pump room/equipment by spraying water or other problems. Our goal as always, is to prevent as many of these occurrences as possible. \$450 -Add to budget (if not already)*

*Deck Drains: The original installation of the deck channel drains left no room for expansion/contraction of the surrounding concrete, leading to the channels being slightly pinched over time. Problem is that covers do not sit into channel properly anymore and only way of remedying is to cut out and replace the channel drains, including surrounding concrete. Quote available upon request. (FALL ONLY job) (discussed- do we want to get a quote or wait?)*

*Main Drain and Equalizer Covers – The pools main drain and/or equalizer covers have specified lifespans, and in order to remain compliant with the Federal VGB Pool & Spa Safety Act **will need to be replaced prior to the 2023** pool season. Estimated cost \$3,000.00- **may need to be on budget to be replaced next year***

*Sand Change-2026*

*Pool Surface-2027*

**Executive Session:**

Closed to public

Updates

Social Events:

Halloween Party 10/31

**Adjourn**

**Next meeting @ Southampton Clubhouse Monday, November 1, 6:30pm Hearings @ 6pm prior to meetings**