

OXFORD/CAMBRIDGE HOA BOARD MEETING

Thursday, June 10, 2021, 6:30pm

MEETING MINUTES

1836- Call to Order

1837- **Quorum**- all members in attendance, Management company present

1838- Board Member position election

Motion by Jeremy:

Rob Laumann- President

Pete Yacavone- VP/Pool Liaison

Treasurer- Jeremy Draxler

Secretary- Megan McGraw

At-Large- Sean Hogue

Seconded by Pete, all in agreement

1840- Financial Review

Unplanned expenses: \$707.64- A/C in clubhouse/service agreement (will fall under maintenance); Fan belt under warranty, will just need to pay labor

Landscaping committee- actual \$12,961 budgeted \$4000- increased expense listed for refurbishing of landscaping- should be categorized under landscape committee reserve as funds were already allocated.

Pool maintenance- \$9250.22 actual expenses, \$4000 budgeted

AED purchased this year (categorized under equipment)

Victoria will look into what the addition expenses were, Jeremy will also research as he inputs latest numbers into spreadsheet

1852- Projects:

Jeremy motioned to move discussion to after violations and delinquencies

Motion approved

1919- Projects: (discussion resumed)

Painting- light poles and fence around pool- Complete.

Tasks- f/u on lights that sensors are painted over and light poles with leaves on it before payment.

Basketball Court- renovation plans ongoing

Swing Set/Playground- shout out to Jeremy for repairing last week

Bridges- paths with bridges over creek in disrepair according to multiple reports.

Tasks: Victoria has a contact to possibly fix. She will f/u.

Clubhouse Wood Rot- load bearing posts

Tasks- need to schedule and meet contractors for quotes to fix- Victoria may have contact, will f/u

Electrical Upgrade- circuit panel maxed out. Cannot hard wire security cameras due to not enough room on the circuit.

Tasks- contact Duke Energy to expand capacity, electrician to upgrade panel

Shed Organization/Cleanup- disorganized/cluttered

Tasks- purchase/build shelves for items, empty shed, sort and organize items, dispose of necessary items

AV Room- Fridge sticks out too far, disorganized/cluttered

Tasks- needs to be cleaned out/organized, may need to move fridge around in room, coordinate with Amy Walters to clean out

Door Locks/Handles Repair- most in clubhouse and bathrooms are damaged to due to misuse and attempted break-ins. Ladies bathroom door handle needs replacement, pump room door needs to be replaced

Tasks- price repair/replace of pump room doors and knobs, Pete suggested a push door with a dead bolt for the bathrooms (no knob) instead of current set up.

1853- **Executive Session:** closed to the public

Victoria suggested that ARC requests color sample or color number for approval with request
Neighborhood drive through next week, most likely Monday. Megan to accompany if able.

Violations:

still outstanding: reviewed document- mostly lawn care and pressure wash issue

Delinquencies:

reviewed the dues delinquencies, collections

1930- **Q&A/Concerns**

Megan- see under violations

Pete- Clubhouse has settled, need contractor to look at all doors for repair/replace

1952- **Adjourn**

Next meeting scheduled for Tuesday, July 6 at 6:30pm