

OXFORD/CAMBRIDGE HOA BOARD MEETING

Wednesday, September 6, 2021, 6:30pm

MINUTES

Quorum: Rob, Pete, Shawn, Megan in person, Jeremy via Google Meet. Collette from management company

Concerns: **Priorities**

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

(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)

Bridges- City of Charlotte Storm Water to take care of fallen tree in creek

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

Basketball Court- Court One, Sport Courts are current quotes

Tasks: Awaiting additional quotes: Ram Pavement, Turner Asphalt, 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

Ardrey Kell/Travis Gulch entrance damage-

Tasks: Quote from Brightmore \$275

Kyzer Repair quote \$1750

Homeowner concerns of pool:

" During my visit to the pool Saturday; I made several observations. The first one, was the lifeguard sitting near the entrance on his cell phone, with his back turned, while residents (including children) were in the water. He later sat in one of the lounge chairs, but not the lifeguard stand. There are spider webs all around the perimeter of the clubhouse. The furnishings are over 21 years old and the paint is peeling and they're very dated. The paint on the frog is peeling and the floor of the kid's wading pool is dirty.

In addition to those observations, the bathroom was decent, but smelled of mold. The pool area wasn't well kept. Also, one of my young guests scraped her arm on the pavement and there weren't any band aids in the first aid kit. The lifeguard stated, "I informed my manager, but he hasn't responded to my request."

Needless to say, I was appalled to see the conditions of the pool, clubhouse and basketball court. The HOA fees have increased, but the upkeep of the common areas has steadily declined. This is unacceptable.

Kimberly Pickens"

Email about commercial vehicle:

Complaint for address 9937 Southampton commons dr.

This address is showing their commercial truck on their driveway. I was told not to have my own commercial truck in the property.

Pete brought up use of personal cc use for vendors. Collette to look into community cc.

Financials

2021 YTD Financials- table- unable to review

Proposed 2022 Budget

Dues \$532 can raise 10% total \$53, up to \$585

Need to review

Pool Contract- fees going up

Consider not having guards or decreasing amount of time they are here

Violation letters go to owners and tenants- stop dual mailing

Executive Session:

Closed to public

Social Events:

Halloween Party 10/31

Adjourn

Next meeting @ Southampton Clubhouse Monday, October 4, 6:30pm

Hearings @ 6pm prior to meeting