



White Oak Shores Owners Assoc. Board of Directors
Public Meeting
August 8, 2015 at 8:30 am
White Oak Shores Park Office

Attendees:

Jeff Hodges President
Rick Regan Vice-President & ACC Liaison
Dan Wax Secretary
Jack Hammon Member-at-large
Edwin "Gunner" Grimsley Member-at-large
John Tarlton Junction Property Management

Jeff Hodges called meeting to order at 8:30 a.m. declaring a quorum present.

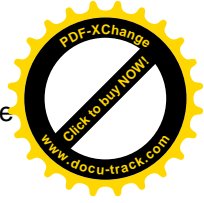
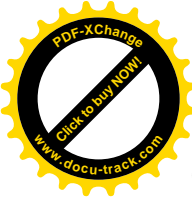
Minutes of the previous board meeting.... Gunner motion to accept, Rick seconded.... Approved

Old Business:

1. John read into the minutes... cash account \$115,176.87, includes \$15,173 CD. Debt of \$8,864 down from \$16k. Discuss delinquent accounts in executive session.
2. Road repair discussion... Rick, asphalt & concrete repairs and materials to be used. Questionaire to go out to members for their input on asphalt or concrete repair and members input on which payment option... tier, by lot or by owner. Example of possible tier system to be used if majority of members chose, example shown will not be the final cost, final cost will be determined which contractor is chosen. Discussion of a months moritorium on construction in the park to allow repairs to cure.
3. Approval of spending \$2400 for park swing and rock around pool area via email was unanimous, Larry Roach to complete welding on braces. The board reimbursed Paula Joiner \$273.14 for the purchase of the swings. Gunner motioned, Dan seconded, motion carried and approved.
4. Discussion on pool back flow preventor. Has been installed and waiting on plumber to inspect the changes he recommended. Jack to complete insulation and gravel once inspected and approved. Jeff questioned if it should be locked. Gunner motion that we lock the back flow preventor, Rick seconded, motion carried. Dan to purchase locks.

New Business:

1. Jeff discussed painting of pool area, Jack to provide quote and will be except from board vote. Gunner motioned pool area buildings to be open for vote for repairs and painting. Dan second, motion carried, Jack abstaining from voting. Jeff to pick up paint from Home Depot.
2. Rick discussed pool winter maintenance, closing of pool date, pool cover and freeze guard. Dan motioned that OA purchase the better leaf guard pool cover, Gunner seconded, motion carried. Tarlton to follow up on locating a pool cover contractor. Jack to talk to Shockley about cover.
3. Discussion on installing farmers freeze proof facet at the pool, may not be feasible due to height of back flow preventor.
4. Discussion on Curry pool service not providing services contracted for. Jack spending more time servicing the pool that being paid for. One member, Susan Miles, submitted a bid to service pool after the contract was awarded to Curry. Junction to send letter to Curry Pools stating we are not satisfied with services provided.
5. Gunner included in park newsletter noting members leaving trash in and around pool area. Discussion on park passes and visitors using park facilities.
6. John sent to BOD next years budget for review.
7. Discussion on using road repair fund and some of parks cash fund to help defray cost of loan for road repairs, possibly only having to obtain a 3 year loan.
8. Discussion on purchasing "No Smoking" signs in pool rest rooms, Dan to purchase signs and install.
9. Discussion on how Junction notifies members. Members need to be sure they have updated their notification information at Junction.com web site, reminder to members to be included in Newsletter.
10. Discussion on who has park keys. There is not a list, Dan keeps list of who, that he knows of, that has keys.



11. Discussion on members not paying for using the trash dump and ice. Jack discussed that it should be included in members monthly assessment. Current voluntary trash collection does not pay for the dumpsters and the ice box collection usually is a bag or two short each week.
12. CNB bank card...Dan discussed that he had met with Cyndi at Yantis CNB that we need to read into the minutes that we need to discuss removing Nick Garner from the signiture card at the bank and add Dan Wax to the local account for when I deposit trash and Ice collections. Also on the park Fundrasier/event account Nick Garner needs to be removed from those account as well. Dan to submit copy of minutes to Cyndi at Yantis CNB. Jeff asks for a motion to remove Nick Garner from the checking account at Yantis CNB, Dan montioned, Gunner seconded, monition carried and approved.

Open Forum: (following is paraphrased)

1. Charlie Baker discussed white boards, Rick to install sides on gate white board, Donna Gilmore and Barbara Wax to stain. Gunner picked up two additional white boards to be installed at Park office and pool area.
2. Wanda Hammon discussed SSC installation of security cameras at the sewer plant and the two lift stations. OA installed three video surveillane signs.
3. A member discussed changing the entrance gate code.
4. Discussion on delivery vehicles, contractors and members not observing the speed limit within the park.
5. Barbara Wax discussed the 20th anniversary party on Oct 10th and asked if the board would donate \$100 to the purchased of the meat and cake. Jeff, Gunner and Rick volunteered to pay for the hamburger and hotdogs.
6. A member asked for clarification on funding of the road repair.
7. Jack Hammon asked if we should install a security camera at the pool area due to unknown persons leaving trash.
8. Wanda Hammon mentioned in the past seeing kids fishing money out of the trash collection box.

Jeff asked for a motion to close public meeting and go into executive session. Dan motioned, Gunner seconded, motion carried.