

## **OXFORD GLEN HOMEOWNERS' ASSOCIATION ANNUAL MEETING**

### **Minutes of Meeting**

The Annual Meeting was held 11/12/14 at 7:30 at the Mint Hill Town Hall. Meeting was called to order by Teresa Cole, President of the Board of Directors. Teresa introduced the sitting Board of Directors, Don Nicholas - Vice President, Dave Cole- Secretary/Treasurer, Dennis Coston, Joe Ogorek and Jeff Walker. John Giles and Nathan Hughes were unable to attend.

Teresa welcomed all members and thanked each for their attendance. It was requested that if anyone wished to speak or make comments, they should stand, state their name and address. There were 29 members in attendance.

#### Accomplishments and Achievements: by Teresa Cole

Dues Collections - we currently have 7 homeowners with unpaid dues, 2 owe for 2 years and the other 5 owe for the current year. Once a homeowner reaches 3 years of unpaid dues they receive a letter of intent to file lien notice. They then have 30 days to pay the dues and late fees or our attorney will file a lien and civil suit to collect the dues. This past year there were 4 of these intent letters sent. One homeowner owed for 5 years and the others owed for 3 years. All were paid.

Empty Homes - at this time there are no empty home that are vacant in Oxford Glen. The house at 15352 Yarmouth Road that was abandoned and vandalized was sold. The new owners did extensive renovations and have now moved in according to their next door neighbor.

New Bylaws - The Restricted Covenants govern the homeowners and the Bylaws govern the Board of Directors. The Bylaws that were in place were written in the 1980's and still listed the developer as part of the Board. A copy of the old Bylaws and the revised Bylaws were sent to each homeowners for a vote. The new Bylaws were adopted and passed by a margin of 43% of eligible voters, 30% margin was necessary to pass.

Welcome Kits - The Board voted to give Welcome Kits to each new homeowner when they move to our subdivision. This consists of a welcome letter, a copy of the Restricted Covenants, a Welcome To Your New Home greeting card signed by the Board Members and a \$20.00 gift card to a local Mint Hill business or restaurant. 3 kits have been given out this year.

### Neighborhood Events by Don Nicholas

Spring Fling was held in April. 21 adults and 23 children attended. Activities included a Bounce House, Corn Hole games, Face Painting and other games. Snacks included sno-cones, popcorn and cotton candy. It was a beautiful day and a fun time for all!

Fall Fest was held in October. 20 adults and 15 children attended. Activities included Corn Hole game, Face Painting and live music by our own Nathan Hughes. Snacks included warm drinks, cookies, popcorn and candy. A severe rainstorm cut the activities short but it was fun while it lasted!

### Website Enhancements

The Restricted Covenants and The Bylaws are listed on the website. All the Board of Directors and officers are listed. Other information and updates are listed as needed. Karen Joyce is our Website Coordinator and does an excellent job of maintaining our website.

Website address - [www.oxfordglenhoa.com](http://www.oxfordglenhoa.com)

For comments or questions - please e-mail: [hoaboard@oxfordglenhoa.com](mailto:hoaboard@oxfordglenhoa.com)

### Front Entrance Improvements

Spring and Fall flowers were added to the beds at the front entrance, as well as some lirioppe. The beds were prepared and new dirt added before the planting. Some bushes were moved and some removed. More improvements are planned for the coming year.

### Word of Warning

A pack of coyotes have been spotted on Thompson Road below our subdivision (toward Lawyers Road). It was also reported that a small animal was maimed in the subdivision, suspected to be from coyotes. Keep a close watch on your small pets and children!

Thank you to Don Nicholas for being such an excellent Vice-President! He is always willing to assist the President in all decisions and is very supportive.

### ARC Reporting by Dennis Coston

The Architectural Review Committee was re-activated this year. A flyer was sent out in the spring reminding all homeowners that review is needed for certain changes to your home, as mandated in Article VIII of the Restricted Covenants (ex. Paint colors, fences, added decks )

Requests received and approved - painting - 7 deck , deck addition - and 1 window replacement - 1 (not necessary) A request is always answered within 7 days or less from date of receipt. Dennis Coston, our ARC Chairman does an excellent job in overseeing and answering all requests.

### Financial Reporting - by Dave Cole

The Secretary/Treasurer distributed the Financial Reporting for the period 1/1/14 - 10/31/14. (a copy is attached to these minutes -"A") There are currently 2 homeowners that owe for 2 years and 5 homeowners that owe for the current year. Thank you to Dave Cole for always presenting current, correct and detailed financial reports!

### CMUD Reporting - by Joe Ogorek

Joe Ogorek has been the liaison between Oxford Glen, City of Mint Hill and CMUD. There have been several meetings concerning the purchase of the neighborhood water and sewer system from Aqua. Joe also thanked Kathie Loelius for working on the petition in 2013 to CMUD requesting they purchase our system from Aqua. Several board members attended a meeting back in the summer with CMUD concerning the buy-out. At that time CUMD and Aqua had reached a purchase price on the water system but not the sewer system. Joe had received a letter from Barry Shearin of CMUD on 10/31/14 stating that an agreement had been reached to purchase both the water and sewer system (a copy is attached to these minutes "B") We will have CMUD water but continue to use the same sewer system for the time being. The rates will be at CMUD rate, significantly lower than Aqua rates. Best news there will be NO assessment to each homeowner for the hookup!! At one time the price was estimated to be as much as \$800.00. Thank you to Joe for all his work and constant contact with each entity and keeping Oxford Glen at the front of the line and keeping us all informed! Information will be sent to each homeowner from CMUD as the time nears for construction to begin. The Charlotte City Council and the NC Utilities Commission must approve and sign off on the agreement, this process will take at least six months. It is strongly urged that each house acquire a pressure reducing valve for their home.

The question was asked if we could get a "package deal" from a plumbing company. The Board cannot contract for the homeowners but will look into this and see if a couple of the plumbing companies are interested in giving a reduced rate to our subdivision - as there will be over 150 homes counting Reigate Subdivision. Each homeowner would privately contract with plumber.

## Election of Directors for 2015

The following homeowners were duly elected to serve as directors for the coming year:

David Cole	Don Nicholas
Teresa Cole	Sarah Nicholas
Dennis Coston	Joe Ogorek
Tim Counts	Jeff Walker
Dean Hawkins	

## Other

Brian Welch, Mint Hill Town Manager, held an open question and answer session. Listed below are some of topics covered:

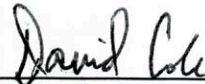
- Bridges of Mint Hill (mall) - is still in the "works" there are surveying markers on Lawyers Road. These are markers for the sewer lines. This is the first step in the development. Once construction starts it will take about 2 years to complete. No announcements on the retail stores yet - it is closely guarded as to what retailers have committed. There will be a movie theater and a hotel. The development will have the look of Blakney Shopping Center in south Charlotte.
- There will be a round-about near the mall that will take in Lawyers, Thompson and Bain School road - this will straighten out the blind curve in that area.
- The round-about is scheduled for Idlewild and Hwy 51 in the summer of 2015. Surveying began this past week on this area.
- The Publix grocery store on Hwy 51 is being constructed, the other building will have, dry cleaners, nail salon, beauty shop, sit down burger place (similar to 5 Guys), Zaxby's and another small restaurant
- The building beside Jimmie's Restaurant will hold Sherwin Williams paint store and a Jersey Mike's Sub shop
- Question - Castleford Road has several deep cracks in the asphalt. Brian said the City had just purchased a new asphalt machine and that he would have someone investigate the road condition.
- The residents of Yarmouth Road received a letter regarding proposed work to be done to the creek along side Yarmouth Road. There is a public hearing - 11/20/14 at 6:30 at the Town Hall. Charlotte Storm Water Dept is proposing to re-direct the stream and make repairs to the banks along the creek to repair and eliminate the severe erosion. Brian also reported that the Town of Mint Hill has purchased land in the woods behind Yarmouth Road for a park/nature preserve.

The Board will attempt to obtain an e-mail address for each homeowner. This will be used to send out announcements instead of mailings. We are not allowed to put flyers out in the paper boxes or mailboxes any longer. We will be asking each homeowner to submit their e-mail address.

Teresa Cole, President thanked each person for their attendance and for their support for the Board. She also thanked each director for their hard work and for the pleasure of serving with them this past year.

There being no further business to come before the Association at this time, the meeting was adjourned.

Respectfully submitted,



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David Cole  
Secretary

ATTEST:



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Teresa A Cole  
President

## Oxford Glen HOA

### Financial Report for period 1/1/14 - 10/31/14

Beginning	Bank Balance - 1/1/14	<b>\$4,572.76</b>
Deposits:	Homeowner Dues and Late Fees	\$5,260.00
	Union Power - member reimbursement	\$15.83
	Homeowner Reimbursment (debris removal)	\$350.00
Expenses:	Aqua NC - water	(\$965.97)
	Attorney Fees	(\$192.50)
	Bank Service Charges	(\$38.00)
	Debris Removal	(\$350.00)
	Front Entrance Maintenance	(\$548.25)
	Liability Insurance	(\$767.00)
	Mowing / Common Area Maintenance	(\$676.60)
	Neighborhood Events - Spring Fest and Fall Fest	(\$511.67)
	Office Supplies (stationery, paper, envelopes, binders)	(\$67.27)
	Plot Map copy	(\$50.00)
	Postage	(\$210.30)
	Printing (Bylaws, postcards, signs, fliers)	(\$285.00)
	Refund Duplicate Homeowner Fees - 2013	(\$110.00)
	Rent Room - Annual Meeting	(\$85.00)
	Uncle Bob's Storage	(\$144.00)
	Union Power - electric	(\$479.29)
	Water Sprinkler Repair	(\$116.00)
	Website Fees and Maintenance	(\$199.83)
	Welcome Kits of new homeowners	(\$72.51)
	Total Expenses Paid	<b>(\$5,869.19)</b>
Ending	Bank Balance - 10/31/14	<b>\$3,979.40</b>

*Visit our website - [www.oxfordglenhoa.com](http://www.oxfordglenhoa.com)*

*Question or comments - [hoaboard@oxfordglenhoa.com](mailto:hoaboard@oxfordglenhoa.com)*

**Cole, Teresa**

**Subject:** FW: Update Needed for our Annual Neighborhood Meeting

**Attachment B**

**From:** Alex Ogorek [<mailto:alexogorek@gmail.com>]  
**Sent:** Monday, November 03, 2014 1:58 PM  
**To:** Cole, Teresa  
**Subject:** Fwd: Update Needed for our Annual Neighborhood Meeting

----- Forwarded message -----

**From:** Shearin, Barry <[bshearin@ci.charlotte.nc.us](mailto:bshearin@ci.charlotte.nc.us)>  
**Date:** Fri, Oct 31, 2014 at 12:26 PM  
**Subject:** RE: Update Needed for our Annual Neighborhood Meeting  
**To:** Alex Ogorek <[alexogorek@gmail.com](mailto:alexogorek@gmail.com)>

Joe,

Per our conversation, CMUD management has agreed that we will proceed forward with the approvals for the purchase of the Oxford Glen water and sewer systems from Aqua without the need for the residents to pay a portion of the purchase cost. The only cost to the residents will be installation of a pressure reducing valves to their plumbing system if it's determined they need one (and don't currently have one). We will be putting out more information to all the residents as we move along the process to keep everyone informed as to what expect related to water pressures, rates, and construction activities.

At this point the purchase agreement is a verbal agreement between the CMUD management staff and the Aqua management staff. Over the next 6 months or so we need to get the agreement details worked out, approvals by the Charlotte City Council and NC Utility Commission, and complete the engineering and construction of any system improvements needed to connect to our system.

If you need any additional information please feel free to give me a call.

Thanks.

