

**OXFORD GLEN HOMEOWNERS' ASSOCIATION
ANNUAL MEETING**

Minutes of Meeting

The Annual Meeting was held 11/15/16 at 7:30 p.m. 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, Tim Counts and Sarah Nicholas.

Teresa welcomed all members and thanked each of them for their attendance. It was requested that if anyone wished to speak or make comments, they should stand, then state their name and addresses for the records.

Financial Reporting – Dave Cole

Dues Payments

We have 8 homeowners that have not paid their 2016 dues. A late fee of \$10.00 has been added to the amount they owe. One homeowner owes for 2015 and 2016, and in accordance with the stipulations and conditions set forth in Article 4 of the Restricted Covenants, the Board of Directors has filed a lien on this property. The homeowner will be responsible for the dues, late fees and all incurred attorney fees.

Financial Report

Each of you should have received a copy of financial report as you arrived, if you need one, please raise your hand and we will get one to you.

The first expense – Attorney Fees will be reimbursed by the homeowner mentioned previously. (a copy of the financial report is a part of these minutes as Attachment A)

ACR Reporting – Dennis Coston

The Architectural Review Committee received only 1 request this year.

1 privacy fence

Article VII of the Restricted Covenants details the duties of the Architectural Review Committee. If you do not have a copy of the covenants, you can review these on our website or you may send an e-mail to the Board and a copy will be e-mailed to you. The website and e-mail address are listed on the handout that you received.

Basic things that need to be approved: new paint colors, and addition to your home; decks, porches, pergolas, and fences. The full list is in the Restricted Covenants.

To submit a request to the Committee – send an email to the Board and a form will be sent to you stating the information needed. Requests are answered within 7 days or less from the date of receipt of all requested information.

Water Installation - Don Nicholas

Charlotte City Water was finally installed in Oxford Glen in the spring of 2016. The water bills have dropped significantly for all residents. Some residents did not have a PRV (pressure reducing valve) installed on their homes as instructed by Char-Meck and several did have burst pipes with water damage at their houses.

The Board did have a PRV installed on the sprinkler system. The sprinkler system has been turned off at the current time; the system is not up to current codes for Char-Meck. The Board decided not to upgrade the system at that time, but will look into an upgrade in 2017.

Home Sales - Teresa Cole

15217 Yarmouth Road
15139 Yarmouth Road
15332 Yarmouth Road
15352 Yarmouth Road
13809 Waltham Place
13745 Castleford Road

One house was on the market for several months then sold after a couple of price reductions, the others were all sold within a month of listing, one within 2 days. The sales prices range between \$291,000 and \$227,000.

When each new neighbor moves into our neighborhood, they are given a Welcome Kit by the Board of Director. This includes a letter of welcome, with contact information, a copy of the restricted covenants, a Welcome Greeting Card and a \$10.00 gift card to Home Depot.

Spring Fling - Don Nicolas

The Spring Fling was held on Saturday, May 14 – Jumpin Jacks provided the Bounce House and Sno-Cone Machine, other refreshments included popcorn, tea, lemonade, water, cookies and grapes.

Don and Sarah planned other games, the biggest hit of the day was the water balloon toss. It was a hot day and no one cared when their balloon burst. Some other games were played and prizes were available for all of the children.

There were about 30-35 in attendance and enjoyed by all.

Holiday Décor Contest Winners - Tim Counts

For the second year the Board of Directors sponsored the Holiday Decorating Contest. The winners for 2015 were:

| | |
|------------------|----------------------|
| 13819 Waltham | traditional category |
| 13733 Castleford | best theme |
| 13809 Castleford | creativity |

Each winner received a \$25.00 gift card.

The 2016 Holiday Décor Contest rules and dates will be announced before December 1.

Stevens Creek Nature Preserve – Don Nicholas

Don gave a report on the latest info available on Stevens Creek Nature Preserve, which will be off Thompson Road. The information given was taken from their website. There is not a definite start date at this time.

(a printout of that website is a part of these minutes as Attachment B)

Scheduled Round About - Don Nicholas

Baine School Road/Lawyers Road roundabout is scheduled for late 2016 /early 2017. Also the plan is to widen Lawyers Road to four lanes from Baine School Road to I-485 in preparation for the Bridges of Mint Hill Shopping Center.

Idlewild Road/Highway 51 roundabout is scheduled for June 2017 after school is out and will take about 8 weeks to complete.

Stevens Creek Project – on Yarmouth Road – Dave Cole

I received an e-mail from David Woodie, the engineer in charge of the Stevens Creek Project. He stated the following:

*In efforts to remove the Oxford Glen waste water treatment plant, Charlotte Water has reviewed this service area to expand the basin. There are several moving parts in combination with the removal of the package plant and new pump station. I will be meeting with Army Corps and Fish and Wildlife agencies this Wednesday (11/2) to review and discuss combining gravity sewer lines with the stream restoration. To avoid additional impacts and to take advantage of a one-time construction window, Charlotte water will extend gravity sewer along the creek bed up to Thompson Road in combination with the stream project. This is still in preliminary design. As part of this project a new manhole will be installed to serve Oxford Glen. **This will delay the overall project into fall/winter of 2017, approximately one year from now.** The sewer design will begin in January but will utilize the stream survey to save time. Once I have more information and pending the results of this week's meeting, I will update you prior to your meeting.*

I tried to reach David Woodie again before our meeting but he was on vacation. No further information is available at this time.

Election of Officers for 2017

The following homeowners were elected to serve on the board for the coming year:

| | |
|---------------|----------------|
| Dave Cole | Joyce Fischer |
| Teresa Cole | Don Nicholas |
| Dennis Coston | Sarah Nicholas |
| Tim Counts | Bob Roberts |

Joe Ogorek has submitted a letter to the Board stating that he wishes to be removed as the Utilities Coordinator. The Board thanks Joe for his many years of service and his tireless efforts to see that Char-Meck Water was installed in Oxford Glen.

Open Discussion

Some of the topics discussed are as follows:

Speeding along Thompson Road - may a flashing light be installed
Sidewalk from Oxford Glen to Fairington Oaks

- A call will be placed to Mint Hill Town Hall to see how to proceed with these two items

Large amount of cats in the neighborhood that continue to have litters of kittens in neighbors garages, under decks and other place.

- Last year Teresa spoke with Margie Nichols of Mint Hill Code Enforcement. Margie said they cannot do anything about this unless the animal is threatening or dangerous. Simply a nuisance does not fall under their guidelines.
- The Board cannot control the amount of domestic animals any resident has
- Suggestion was made that a flyer be given out to neighbors to spay/neuter pets

Parking on the street and blocking others driveways continues to be a problem.


- The Board will send letters, but cannot enforce parking on the street, even though it is in our covenants. The Town of Mint Hill is the governing entity and we cannot override or supersede that entity.

Neighborhood Activities – the Board asked for ideas for activities that would be interesting to the residents and to please submit those for consideration

Teresa Cole, President, again thanked each one for their attendance and their support of the Board. She also thanked each Board Member for their hard work and the pleasure of serving with them during the past year.

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

Respectfully submitted,



David Cole
Secretary

ATTEST:



Teresa A. Cole
President

Oxford Glen HOA

Financial Report for period 11/01/15 - 10/31/16

| | | |
|-----------|---|--------------|
| Beginning | Bank Balance - 11/01/15 | \$1,390.05 |
| | | |
| Deposits: | Homeowner Dues and Late Fees | \$4,920.00 |
| | Refund - Room Deposit | \$50.00 |
| | Rebate - Union Power | \$58.35 |
| | | |
| Expenses: | Attorney Fees | (\$358.73) |
| | Aqua NC - water | (\$248.25) |
| | Bank Service Charges | (\$48.00) |
| | Charlotte-Meck - water | (\$29.45) |
| | Dues - refund of 2015 dues paid twice | (\$50.00) |
| | Front Entrance Maintenance - Pine Needles and Flowers | (\$301.83) |
| | Liability Insurance | (\$835.00) |
| | Mowing / Common Area Maintenance | (\$780.00) |
| | Neighborhood Events - Spring Fling, Holiday Decor Contest | (\$292.88) |
| | Office Supplies (card stock, paper, envelopes, binders) | (\$89.83) |
| | Postage | (\$224.85) |
| | Post Office - Box Rent | (\$66.00) |
| | Rent Room - Annual Meeting | (\$85.00) |
| | Uncle Bob's Storage | (\$192.00) |
| | Union Power - electric | (\$594.78) |
| | Water Sprinkler Repair | (\$200.00) |
| | Website Fees and Maintenance | (\$55.00) |
| | Welcome Kits for new homeowners | (\$60.00) |
| | Total Expenses Paid | (\$4,511.60) |
| | | |
| Ending | Bank Balance - 10/31/16 | \$1,906.80 |

Visit our website - www.oxfordglenhoa.com

Question or comments - hoaboard@oxfordglenhoa.com

SOUTH CHARLOTTE OCTOBER 16, 2015 11:37 AM

ATTACHMENT B

Stevens Creek Nature Preserve and center coming next year

HIGHLIGHTS

Nature center will be built between Country Woods subdivision and I-485

Construction is fully funded, should begin in the summer or fall of 2016

Public meetings will give residents a chance for input on building design, amenities

BY MELINDA JOHNSTON
Correspondent

Mint Hill commissioners recently approved a conditional zoning for acreage off Thompson Road, clearing the way for development of Stevens Creek Nature Preserve and accompanying nature center by Mecklenburg County Park and Recreation.

Access to the \$7.2 million nature preserve and center will be off Thompson Road, but the nature center will be built between Country Woods subdivision and I-485.

**“
THE FOCUS OF THE NATURE CENTER WILL BE
ON STREAM ECOLOGY, AND THERE WILL BE
INDOOR AND OUTDOOR LEARNING SPACE FOR
ENVIRONMENTAL EDUCATION.**

Chris Matthews, Mecklenburg County Park and Recreation division director of nature preserves and natural resources

When complete, the project will cover approximately 280 acres.

The county already owns about 230 acres for the preserve and is in the process of purchasing an additional 40 acres to build the nature center and parking lot.

Chris Matthews, Mecklenburg County Park and Recreation division director of nature preserves and natural resources, said that more than 50 acres were timbered and stripped of dirt years ago when I-485 was being built.

By using that land for an approximately 12,000-square-foot nature center, the county will be able to keep the wooded land intact.

280

Number of acres nature preserve project is projected to cover

Matthews said that Mecklenburg County Storm Water is making plans to restore Stevens Creek, the creek running through the property, to take care of erosion concerns. He said the creek will play a large role in the preserve once it is restored.

“We want people who visit the nature center to have access to the creek,” Matthews said. “The focus of the nature center will be on stream ecology, and there will be indoor and outdoor learning space for environmental education.”

When complete, Stevens Creek Nature Center will be the fourth nature center in the county joining Reedy Creek, Latta and McDowell.

The preserve will feature a network of pedestrian trails and shelters, but will not be open to bicycles or horses. A nature-based play space is planned adjacent to the nature center.

Matthews said once the initial plans are available, his department will hold public meetings so that residents can give input on the building design and other amenities.

Mint Hill town manager Brian Welch said the new nature preserve will be a welcome addition to the town.

“We are excited to have Mecklenburg County build the nature preserve in our town,” Welch said. “It will be a huge benefit to the town from a tourism standpoint and should positively affect the property values of neighboring communities.”

Matthews said construction is fully funded and should begin in the summer or fall of 2016.

*Melinda Johnston is a freelance writer:
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