

OXFORD GLEN HOMEOWNERS' ASSOCIATION ANNUAL MEETING

Minutes of Meeting

The Annual Meeting was held 11/16/17 at 7:00 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, David Cole – Secretary/Treasurer, Dennis Coston, Tim Counts, and Joyce Fischer. Board Members Sarah Nicholas and Bob Roberts 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 for the records.

Neighborhood Watch

Graham Lawrence, Mint Hill Police Officer, spoke regarding our subdivision, area and the need for an active organized Neighborhood Watch. Points that Officer Lawrence touched on are as follows:

~ we need to set up the Neighborhood Watch and have a plan of action. In the subdivisions that have an active watch, there is basically no crime. Example – Mintwood, when a call comes in about a break in or suspicious people in the neighborhood, the police seal off the neighborhood on the initial call and catch the suspects.

Information will be coming from the Board after the first of the year on getting this set up.

~Mint Hill is approximately 24 square miles, the police dept handled 19,000 calls in 2016. About 1/3 of these calls are to an apartment complex of Margaret Wallace near Stoney Glen Subdivision. There is a shooting there almost every week. It is low income housing with a lot of crime and drug activity. No one wants to cooperate or get involved.

~Jefferson Colony shooting, he was not able to comment on this, because it is still an ongoing investigation. More information will be coming out shortly

~there is a bad heroin problem in Mint Hill area, lots of overdoses. This drug problem is the cause of most break ins, to get money for drugs. In 2016, there were 53 break ins (where door was breached and the house entered) 40 intrusions (where door was unlocked) 100+ vehicle break ins.

~keep your car doors locked – take valuables inside!!! Keep your doors locked – even if you are home

~Brian Robinson, guy lives on Thompson Road, drives a white impala with missing front bumper has followed, threatened and harassed many many residents of Mint Hill. If you encounter him, call police, do not go home, go to grocery store, gas station, or somewhere safe. Stay on phone with dispatcher and tell her where you are. MH Police are working very hard to get him off the roads permanently.

~ Go the Facebook Page - Mint Hill Police Dept. and follow. They post incidents that happen in the town and facts that you need to be aware of.

~if you are going away on vacation, you may call MH Police and ask for a Zone Check. They will drive by your residence and check it out every day to see if anything looks out of place or different.

Officer Lawrence was thanked for his time and valuable information and offered to meet with us again to help set up our Neighborhood Watch if needed.

Contact Info: glawrence@police.minthill.com

Phone: 704-545-1085

Teresa stated that we have tried to get e-mail addresses from all homeowners for news blasts or happenings in our subdivision, but have only been able to get a few. We will continue to ask and state why again, but in the meantime use the addresses we have for e-mail chains.

Homeowners are also invited to join the Facebook page What's Up Mint Hill – there is always great information and news here about Mint Hill. You can find out immediately what is going on.

Financial Reporting – David Cole

Dues Payments

We have 3 homeowners that have unpaid dues. 1 owes for 2016 and 2017 and a lien has been filed against the residence. 2 owe for 2017. The homeowner from last year that owed for 2015 and 2016 did have a lien filed against their residence and 2017 was added to the lien. The homeowner did pay for these 3 years and attorney fees for a total of over \$1400.00, for the initial billing of \$180.00 for 3 years dues.

Financial Report

Each attendee received a copy of the financial report as they arrived. The report was discussed and explained as requested. (a copy of that report is a part of these minutes as Attachment A)

Sprinkler Upgrade – the sprinkler has been turned off since Charlotte Water was hooked to Oxford Glen. A pressure reducing valve was installed on the system, and water hooked to the system but it was never turned on. The City of Charlotte requires a backflow system to be on each sprinkler system. Our system is old and does not have one. The estimate to install this was approximately \$2200.00. The budget did not allow for this expense in 2017. The Board hopes to get the sprinkler system upgraded, the meter box relocated to the common area, and some sprinkler heads added and repaired this coming year. Multiple bids will be taken before the work is contracted.

ARC Reporting – Dennis Coston

The Architectural Review Committee received the following requests this year:

- 1 painting
- 3 new siding for residence
- 1 pool installation
- 1 deck addition
- 1 patio enlargement
- 1 new storage shed
- 1 swing set

Article VI 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 sent to you. The website and e-mail addresses are listed on the handout you received this evening.

Basic things that need to be approved; new paint colors, an 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 e-mail to the Board and a form will be sent to you, stating all the information needed. Requests are answered within 7 days or less from the date of receipt of all requested information.

Well Removal / Sewer Update - Don Nicholas

The Oxford Glen Community Well at 15345 Bexley Place is being removed and should be completed early Spring 2018.

The Sewer System at the end of Yarmouth Road will be removed once a pump station is constructed and Oxford Glen is connected to that. Target date for the pump station to be up and running is mid fall 2019.

(see the complete report and information attached to these minutes as Attachment B)

Holiday Décor Contest - Tim Counts

3rd Annual Holiday Décor Winners – December 2016

- 15109 Dartford Lane
- 15229 Dartford Lane
- 13732 Castleford Lane

Each winner received a \$25.00 gift card. Details for the 2017 Holiday Contest will be announced before December 1.

Home Sales - Joyce Fischer

15127 Buckhaven Court	sold - \$282,000
13827 Lymington Court	sold - \$251,000

Only 1 house is for sale at this time. Our property values continue to maintain a good level.

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

Stevens Creek Nature Preserve

No new information on this, no start date has been given.

Round About

The roundabout at Idlewild and Hwy 51 was completed in late August 2017 and Mint Hill residents actually survived it! The traffic flow is better after drivers have gotten used to how it works.

The roundabout at Bain School/Thompson/Lawyers Road is scheduled to begin in early 2018.

Stevens Creek Project – on Yarmouth Road

The project was supposed to start in the fall/winter of 2017, but last date we were given was Spring 2018.

Election of Directors for 2018

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

David Cole	Joyce Fischer
Teresa Cole	Don Nicholas
Dennis Coston	Bob Roberts
Tim Counts	

Sarah Nicholas had stated she wishes to be removed from the Board. Don and Sarah have a one year old daughter, and meetings interfere with her bath and bedtime. We thank Sarah for her past years of service and for the continued support we know she will provide to the board upon request.

Open Discussion

~ Sidewalk from Oxford Glen to Fairington Oaks (from last year)

Call was placed to Mint Hill Town Hall, and this is not on the budget list at this time, a letter was sent to each of the MH Commissioners requesting they review our request. An e-mail was sent to the Fairington Oaks HOA to join us, but no response was ever given.

~ Speed bumps in Oxford Glen due to speeding

Don replied to this, he had spoken with Captain Tim Leford and was told that Mint Hill would not install speed bumps because of the damage to the city vehicles and that they slow down emergency vehicles, police and fire.

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

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 11/01/16 - 10/31/17

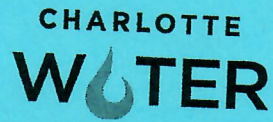
Beginning	Bank Balance - 11/01/16	\$1,906.80
Deposits:	Homeowner Dues and Late Fees * (\$411.38 atty fees - recouped)	\$5,481.38
	Refund - Room Deposit	\$60.00
	Rebate - Union Power	\$12.27
	Total Deposits Received	\$5,553.65
Expenses:	Attorney Fees	\$352.12
	Bank Service Charges	\$48.00
	Charlotte-Meck - water	\$0.00
	Front Entrance Maintenance - Pine Needles and Flowers	\$343.43
	Liability Insurance	\$676.00
	Mowing / Common Area Maintenance	\$695.00
	Neighborhood Events - Holiday Decor Contest	\$75.00
	Office Supplies (card stock, paper, envelopes, binders)	\$49.30
	Postage	\$213.60
	Post Office - Box Rent	\$70.00
	Rent Room - Annual Meeting	\$85.00
	Storage Unit - Life Storage	\$192.00
	Union Power - electric	\$596.57
	Website Fees and Maintenance	\$395.81
	Welcome Kits for new homeowners	\$50.00
	Total Expenses Paid	\$3,841.83
Ending	Bank Balance - 10/31/17	\$3,618.62

UNPAID DUES

- 1 homeowner owes for 2016 and 2017 - lein has been filed
- 2 homeowners owe for 2017

Visit our website - www.oxfordglenhoa.com

Question or comments - hoaboard@oxfordglenhoa.com



Engineering Division
5100 Brookshire Boulevard
Charlotte, NC 28216
(704) 336-7600 or 311

September 12, 2017

Construction is Coming To Your Area Soon

Project: Demolition of Oxford Glen Wells #1 and #2 – 15345 Bexley Place

WHAT:

Contractors for Charlotte Water will be starting to prepare in your area for Demolition of the inactive Oxford Glen Wells #1 and #2 located at 15345 Bexley Place.

WHERE:

Oxford Glen Wells (inactive) – 15345 Bexley Place



WHAT TO EXPECT:

Demolition preparation- Crews will begin set-up work for demolition at the site in the Fall of 2017. Work includes permanent abandonment of existing wells, demolition of existing tanks, structures, piping, concrete pads, backfill, and seeding/strawing over affected area.

NEXT STEPS:

Demolition is scheduled to take place in the Fall of 2017 and should be complete by early Spring of 2018. Please note that construction schedules are dynamic and are subject to change due to unexpected events and delays.

QUESTIONS:

If you have any questions about this project please call Tony Martin, the Charlotte Water Project Manager at (704) 391-5130 or email at Anthony.Martin@charlottenc.gov.

Sincerely,
Charlotte Water

Sewer System Removal

We have enjoyed the Char-Meck Water System (and the lower bills) for about a year now. The sewer system will be removed but some things must be put in place before this can happen. We have all seen the markings on the road and lawns in the neighborhood. We have talked with Nicole, the City of Charlotte Sewer Engineer in charge of the sewer removal and were told these markings are actually for drawings and plan to be done. A pump station needs to be built first; this will be on Lawyers Road near Bain School Road. After this is complete, new sewer lines will connect our homes to the sewer line along Thompson Road. When we are up and running, they will remove the old system that is in our neighborhood at the end of Yarmouth Road. They are now in the process of buying up easements, and plan to start building on the lift station. The target date is to have the lift station up and running in mid fall 2019.