

**OXFORD GLEN HOMEOWNERS' ASSOCIATION
ANNUAL MEETING**

Minutes of Meeting

The Annual Meeting was held 11/9/21 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, Tim Counts, Trevor Countryman, Joyce Fischer and Bob Roberts.

The Board Members each spoke, giving their address, how long they have been homeowners in Oxford Glen and some other personal information about themselves and families.

Teresa welcomed all members and thanked each for their attendance.

OLD BUSINESS - There was no old business to discuss as the annual meeting was not held in 2020 due to COVID.

Financial Reporting – David Cole

Dues Payments

We have NO unpaid dues for 2021 at this time. No liens had to be filed this year thus no Attorney Fees. Several homeowners have already paid their dues for 2022.

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)

ARC Reporting – Tim Counts, Chairman

The Architectural Review Committee received the following requests this year:

- 2 – exterior paint
- 5 – fencing requests
- 2 – shed requests
- 1 – other (pergola request)

(a copy of that report is a part of these minutes as Attachment B)

Section 8 and Section 10 of the Restricted Covenants details the duties and responsibilities 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 at the bottom of these minutes and on all correspondence from the Board of Directors.

Basic things that need to be approved; new paint colors, an addition to your home, decks, porches, pergolas, pools 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 3 days or less from the date of receipt of all requested information.

Holiday Décor Contest / Home Related Info – Joyce Fischer

7th Annual Holiday Décor Winners – December 2020

15427 Bexley Place
13801 Waltham Place
15345 Yarmouth Road

Each winner received a \$25.00 gift card. Details for the 2021 Holiday Contest will be announced before December 1.

Please make yourself familiar with Section 10 which discuss the homeowner's responsibilities and things that are not allowed in our neighborhood. These restrictions are there to protect you and your investment in your home, not to infringe upon your rights. These covenants were put in place in the 1980's when the developers started the subdivision and revised in 2010 to bring some things up to date. The Restricted Covenants are legal and binding documents that are tied to your deed and recorded at the Mecklenburg County Courthouse.

Home Sales – Trevor Countryman

8 houses have sold during the past year. The real estate market is certainly booming right now and houses are selling quickly and for very high prices. Total sales in our neighborhood over \$2,600,000. Average selling price of these houses - \$365,000.

(a copy of that report is a part of these minutes as Attachment C)

Another house is due to hit the market in the next couple of weeks.

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 \$20.00 gift card to Home Depot.

If the neighbor is a renter, they receive the same thing except the gift card.

Front Entrance Update – David Cole

Irrigation System –the Board voted to move forward with trying to get the irrigation system running again. David contracted to repair the system and bring it into operation again. The system was installed in 1989 – over 30 years ago. Several sprinkler head and valves were replaced. The system consists of 4 zones, the system was running for 15 minutes in each of the zones every other day. A minimal amount of money was spent to see if the system could be operational - \$550. (see Financial Report)

We received our first water bill for 14 days - \$251, there were some leaks discovered after the system was running and it was shut off for 10 days. Some more leaks were repaired and the water was turned back on. We then received a bill for 33 days - \$385. It was evident there are leaks and problems that we are not aware of. It was decided to turn off the system on 8/5 – the next bill was for 29 days - \$60. The controller will not even come on now. The City of Charlotte shut off the water to the meter on 11/1, so we will not have to pay the monthly meter fee.

It was decided that we will need to hold off until money can be built up in the treasury to have a new system installed. May take a few years.

Oxford Glen/Community Updates - Don Nicholas

Don gave an update on all the happenings and events of the past year concerning Oxford Glen and the City of Mint Hill.

(a copy of that report is a part of these minutes as Attachment D)

Election of Directors for 2019/ 2020

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

David Cole	Joyce Fischer
Teresa Cole	Don Nicholas
Tim Counts	Bob Roberts
Trevor Countryman	

Open Discussion:

Speeding was discussed in the subdivision, there is nothing we can do about this except to complain to the City of Mint Hill police dept. We cannot have speed bumps, because of emergency equipment that needs to come into the subdivision. We have requested these several times and been told the same thing. If you see a particular car consistently speeding, report the color and license plate number to the police. They may be willing to make a visit to the home and speak to the owner.

Question: are our streets scheduled to be paved at anytime in the near future?
We will check with the City of Mint Hill for an answer.

Question: Sidewalk on Thompson Road from Reigate up to Oxford Glen entrance?
We have petitioned the City of Mint Hill in the past. Don has talked with Steve Frye with the City of Mint Hill regarding sidewalks. Don will reach out to Steve to see where we are on the list. We may have a higher priority now because of the Nature Preserve.

Question: any more problems of sightings of Brian Robinson?
Brian is currently serving the remainder of his two-year sentence for the incident on Thompson Road near Ruth Haven. Hopefully he will get the help he needs to help his anger and mental issues.

Question: status on rebuilding of Weber house on Buckhaven Court?
David and Sandra Weber's residence at 15201 Buckhaven Court was destroyed by fire on April 12, 2021. To date the rebuilding has not started. Teresa spoke with David on August 21; they are living in a condo and have signed a one-year lease.

House is considered a total loss but not deemed to be a tear down at this point. The hold-up/delay now is with engineer testing. Soil samples, inside structure, slab stability, etc. David said once the tests and reports are completed, they will begin reconstruction. Nothing has been done at the date of this meeting.

One of the neighbors present at the meeting stated they have seen David there a couple of times meeting with people.

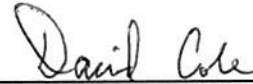
Sarah Nicholas made a proposal to the Association. She would like to start a Free Book Library Box. These are very popular in and around our town. This would be available to our neighborhood; adult books and children's books. A vote was taken and unanimously passed. Sarah will start a Go Fund Me account on our Neighborhood Facebook Page, we can use what funds we get to build this. The box will be on Bexley Place (under the street light near the old entrance to the water treatment plant). Sarah will draw up the plans and paint the finished box, she has also volunteered to maintain and oversee the box for appropriate material.

Great idea for the readers and the children in our neighborhood! Thank you, Sarah.

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

Please excuse any misspellings or omissions.

Website: www.oxfordglenhoa.com

E-mail: hoaboard@oxfordglenhoa.com

Oxford Glen HOA			
Financial Report 11/1/20 - 10/31/21			
Beginning	Bank Balance - 11/01/20		1,953.46
Deposits:	Homeowner Dues and Late Fees	6,535.00	
	Total Deposits Received	6,535.00	
Expenses:	Bank Service Charges	48.00	
	City of Char - water / irrigation	705.79	
	Front Entrance- Maintenance (remove old plants, install new plantings, flowers, pine needles)	1,499.97	
	Irrigation System repair	556.46	
	Legal Expenses	0.00	
	Liability Insurance	568.00	
	Mowing / Common Area Maintenance (mowing, fertilizer, weed treatment, water grass and flowers, aerate and seed)	2,119.51	
	Neighborhood Events - Holiday Decor Contest	75.00	
	Office Supplies (card stock, paper, envelopes, binders, printer ink, etc)	67.67	
	Postage	220.00	
	Post Office - Box Rent	106.00	
	Rent Room - Annual Meeting	85.00	
	Storage Unit Rental - Life Storage	252.00	
	Union Power - electric for street lights	732.30	
	Welcome Kits for new homeowners (gift cards, Welcome card)	80.00	
	Total Expenses Paid	7,115.70	
Ending	Bank Balance - 10/31/21		1,372.76
	<i>Visit our website - www.oxfordglenhoa.com</i>		
	<i>Question or comments - hoaboard@oxfordglenhoa.com</i>		

ARC Requests - 2021 (11/1/20-10/31/21)

5 - fencing requests

15309 Bexley Place

15300 Bexley Place

13733 Castleford

15325 Yarmouth Road

15201 Buckhaven Court

2 - exterior painting

13733 Castleford

13807 Lymington Court

2 - shed requests

13742 Castleford

15208 Dartford Lane

Other

15325 Yarmouth Road

pergola

Home Sales - 2020 / 2021 (11/1/20 - 10/31/2021)

15227 Bexley Place	\$333,000	
13801 Castleford	\$296,000	
15200 Yarmouth Road	\$365,000	
15346 Yarmouth Road	\$350,000	
15129 Dartford Lane	\$387,000	
15119 Dartford Lane	\$281,000	
13808 Waltham Place	\$296,500	
15101 Dartford Lane	\$375,000	* will close 11/29/21

OXFORD GLEN & TOWN OF MINT HILL COMMUNITY NEWS

OGHOA ANNUAL MEETING – TUES. NOV. 9, 2021 – 7:00PM

Stevens Creek Wastewater and Lift Station Update

27,410 foot project, costing \$20.4M, brings public wastewater service to a prev unserved area

The lift station was installed to pump wastewater from the Stevens Creek and Goose Creek basis to a gravity wastewater pipeline for treatment at the McAlpine Creek WWTP

With the completion of the new lift station, the Oxford Glen WWTP was decommissioned in late July and completed in late Sept. Demolition construction activities included dismantling the plant, hauling away all the debris (concrete & metal), equipment and tanks, back filling the entire site with fill dirt, leveling it, and seeding & strawing it. The site is owned by the City of Charlotte / Mecklenburg Co, however, there are property stakes on the site that say "Mecklenburg Co Parks & Rec Dept.

This will pave the way for future mixed use (commercial & residential) development in the Lawyers Rd / I-485 area, i.e. The Bridges at Mint Hill. A 1.2 million square foot retail development. It is going to be designed as an outdoor "mall", similar to Sycamore Commons or Waverly. Shopping center, anchor stores, movie theater, hotel(s), etc with connectivity to Veterans Park on Hwy 218. The Howard Hughes Corp is the developer on the project. The land was purchased for \$50M. Construction began in 2008, but was delayed due to economic conditions. No current timeline, although I've heard that now that the lift station and sewer/water infrastructure are complete, ground could break by the end of 2022.

Stevens Creek Nature Preserve

The new Stevens Creek Nature Preserve officially opened July 9th

The 281 acre preserve hosts a nature center focused on stream ecology, incl the infamous mussel called the North Carolina Heelsplitter which caused a lot of delays in a lot of area projects

The preserve is open 7 days a week...the nature center is open Mon-Sat 9a-5p and Sun 1-5p...there are 4 wooded hiking trails that are open 7 days a week from sunup to sundown. The trails allow you to walk anywhere from 3.2-4.3 miles roundtrip depending on the trail combo you walk.

The nature center has a large classroom / conference room and can also be rented out for small group gatherings, parties or meetings. It also has a really cool topographical kinetic sand table where you can control the weather and water flow.

The new Mint Hill Chick Fil A opened Oct. 14th...new stoplight

Election Tues. Nov. 2nd ...Mayor: Brad Simmons...BOC: Dale Dalton, Patrick Holton, Twanna Henderson and Tony Long