

# ORTEGA BLUFF HOMEOWNERS ASSOCIATION, INC

## BOARD

### OCTOBER 2010 -MINUTES

Thursday, October 14, 2010  
7:00 pm

- I. Call to Order, 7:00 pm by Greg Reese
- II. Present: Greg Reese, President, George Williams, Vice President, Kirk Lingle, Treasurer, Tera Beene, Secretary and Bob Woods, The CAM team at RE/MAX Representative for Management.
- III. Fines Committee: Wendell Rollins, Tracey Robinson, and Randall Brase.
- IV. Homeowner Visitors: Adam, Batten, Kathy and Steve, Craig Beene, Jeff Moore, Maria Moore, Wendell Rollins, Tracey Robinson, Randall Brase, Richard Rose and Roger Bailey.
- V. Approval for October 2010 Meeting's Minutes, Motion: Tera Beene and second by Kirk Lingle.

VI. Management Report – Bob Wood – Remax Cam Team

- a. 2010 Financials- collection tracker over the last 9 months is 10% above the budget for bad debt collection. (Started with 72,589.99, currently the amount due are 39,978.87).
- b. There will not be a Directors meeting in December.

Compass Operating Acct. \$ 6,719.64

VyStar MM Acct. \$38,494.43

Cd#1 \$ 2,995.00

Cd#2 \$ 1,197.98

CD#3 \$ 3,049.37

CD#4 \$ 6,196.37

Business Savings \$ 17.64

\$58,670.43

VII. Treasurer's Report – Kirk Lingle

- a. Reports the budget set for 2010 is \$600 above projection at present accounting. Additionally, the budget meeting will take place before the 21<sup>st</sup> of November.

VIII. Old Business

- a. Discussion of Neighborhood watch, a committee will be implemented by Tera Beene and Tracy Robinson who will co-chair the committee. This committee will obtaining names for neighborhood involvement, recruiting will begin with an email blast to homeowners

with JSO flyer. And contact homeowners who have shown interest with a previous sign up promotion.

- b. ARC – Leader Tera Beene – all request approved and documented by Remax Management Team.
- c. Received formal letter from Attorney regarding rules governing the display of flags within the Association for OBHA. – Letter has been entered into the Minutes.

#### IX. New Business

- a. Discussion of Newsletter, the “Ortegan” may accept advertisement for a nominal fee of \$25. Motion approved and all directors are in agreement.
- b. Discussion of Fountains to be installed in 3 ponds. A request was made by Pond Committee Leader, Roger Bailey to consider the fountains in the upcoming budget meeting. (One pond test subject, possibility; Tabled for further discussion after pricing review).
- c. Discussion of letter received regarding lawsuit from resident regarding Recreation Vehicle in yard. A motion was introduced by Greg Reese to respond to the lawsuit, by retaining an Attorney to enforce the violation of OBHA C&R's. Kirk Lingle seconds the motion.
- d. Discussion of Director positions becoming available for the 2011 Homeowners Board. Greg Reese announced he will not be available for the President position 2011.

However he will be participating on various Committees.

- X. Resident speak out
  - a. Maria Moore, discussed a suspicious truck in the neighborhood at 4:00 am on her way to the airport. She and her husband followed the truck into the neighborhood and then the truck left, as they deterred the truck, which proceeded across Collins Road to the Whispering Pines area. The tag number and truck description was documented.
  - b. Ron Brase, discussed the security issue in the neighborhood.
  
- XI. Adjournment at 8:10 pm, Gregg Reese motioned and second by Tera Beene.