

WHITE OAK VILLAGE HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Tuesday, December 1, 2009
LOCATION: Trinity Baptist Church – 7:00 PM – 8:00 PM

Residents are invited to observe all portions of the Board of Directors meeting except those portions that are closed pursuant to Article 11b-111 of the Annotated Code of Maryland. Residents are permitted to address the Board during the Resident's portion of the Agenda and are asked to kindly limit their remarks to two (2) minutes.

Minutes

1. CALL TO ORDER/ESTABLISH QUORUM at 7:06 pm
 - A. BOD Members present: Jerry Dalsey, Lance Moore, Chuck Facini, Eddie Harris, Cyndi Modlin
 - B. HOA Members present: None
 - C. Management present: Yes
 - D. Sherrif's Officer present: Yes
2. ADDITIONS/CHANGES TO THE AGENDA – No changes to the Agenda
3. REVIEW OF FINANCIALS – Signed the checks.
4. APPROVAL OF MINUTES – Motion to approve the minutes for November was made and passed unanimously. It still needs to be posted.
5. UNFINISHED BUSINESS
 - A. Holm Oak Playground – The playground is finished and the second invoice can be paid. Sports-Systems installed the 2nd slide on Monday or Tuesday along with the railings for the steps. Also, the County came out and graded the culvert area along with replacing the pipe so water can flow. They put crushed blue stone to cover the pipe and it looks really good. This will also make it easier when we want to asphalt a walk way to the playground from the road.
 - B. SMECO lights – SMECO has contracted out the boring of the hole where the electricity will run. This is suppose to happen soon and SMECO should be in right after that to hook everything up.
 - C. Holm Oak Playground Sign – Lance will do a sign and send it to everyone for comments. The sign will be discussed on the new WOV board forum. Instead of going straight to sport-systems we will put the sign out for bid. The vendor that did our entrance signs might be able to match the color of the playground and do it cheaper. We might have to install it though.
 - D. Insurance – We go our bill for next year. The insurance amount for the playground is sufficient. We will keep it as is. It covers everything we want.
6. NEW BUSINESS
 - A. Review of 2010 Budget – Some of the major things on the new budget are a round off of the assessments to \$100 from \$99 and an increase in the budget for activities. A line item for electricity to make sure we have coverage for out new light at the playground. Everything else is pretty much the same. We are filing more liens against homes to help us enforce the collection of the assessments. It's not fair for some people to just ignore their responsibilities. A motion was made to approve the budget, seconded and carried unanimously.
 - B. Meetings for next year – Next year we will be meeting only 6 times a year on the even months. Business will otherwise be carried out via email or the WOV

board forum. Voting should take place on the forum. This year we will also have NNO in September. The annual meeting will be at the end of October. This will make a total of 7 meeting and about 5 events. Management will be at NNO, the annual meeting and 4 other meetings. We will give the board forum a test drive and see if it will work to conduct business. The next meeting will be on February 2, 2010. NO MEETING in JANUARY. The meeting schedule will go out with the assessments as well as the newsletter.

7. HOMEOWNERS FORUM – No Homeowners
8. EXECUTIVE SESSION – was held.
9. ADJOURNMENT, Motion to adjourn at 7:52pm, seconded, and carried.