

The Oaks Association of Lumberton, LTD

In Attendance: Lori Blackley, Erica Meekins, Myra Norton, Suzanne Abbott, James Gore, Danny Cook, Phillip Stone, BG French

Absent: Amy Dent, Jim Kirkland, Susan Ward, Joe Terranova, Julia Kinlaw

Meeting Minutes – February 6, 2013 – Wesley Pines

Special Meeting – Proposed Playground for OAKS

- Welcome/Opening – Danny Cook – welcomed the board, thanked the board for attendance in this special meeting
- Announcement – Susan Ward would like to resign from the Oaks Board, she resides in Amberdale Village and we voted to defer until the April meeting to discuss a person to replace
- Meeting purpose – Myra Norton – discuss the opportunity that the City of Lumberton has proposed to the Oaks Board about placing a park in the neighborhood; reason because currently there is not a park located in North Lumberton, the City has proposed use of City funds to fund the project that could include shelter, picnic tables, playground
 - City has recently built structure in Mayfair neighborhood
 - Don Metzger and Tim Little of City of Lumberton have given the offer
 - Want homeowner participation in the build to create ownership
 - Proposal has Oaks giving the City an easement with public access
 - Landscaping maintained by HOA and HOA dues by Greenstate Landscaping
 - Agreed that the structure would be located away from current location at lake nancy
 - Structure would include playground, shelter, fenced area, benches – all located together near the Cypress Cove Lot
 - Voted that this should be approved by homeowners before agreeing to the offer
 - Discussed that the playground is really an attractive offer for neighborhood if the City would own the structure and accept the liability associated with the structure
 - Board not thrilled with the “shelter” aspect of the build – Board would not accept the gift from the city if the structure is ONLY the shelter – the Playground is the structure that the neighborhood really wants especially because the cost of the playground is 100,000 estimated versus 20,000 for a shelter
 - The shelter brings more of the negative draw of birthday parties and is something with little liability and could be funded by Oaks HOA
 - Discussed the pros/cons of having the structure in the neighborhood
 - Pros – benefits to neighborhood children, gathering place for neighborhood children, great during neighborhood events
 - Cons – overuse by individuals outside the neighborhood, using the space for city birthday parties, vandalism, additional traffic, nighttime abuse by teenagers
 - Must be architecturally approved by the HOA architectural committee

- Voted that the next step is to go back to Don Metzger and discuss what the structure could actually be and that it would include the playground and be completed in a timely fashion with the current budget, not in phases
 - Property would be gifted from the HOA to the City of Lumberton
 - Does Don Metzger want recognition
- Unanimous decision to move forward with discussion with Don Metzger and if the City agrees to the playground then we will provide a written mailed letter to homeowners with return ballot to vote on whether or not to move forward with structure