



Oxford Place Property Owner's Association
P.O. Box 1283 | Fort Mill, SC 29716 | oxfordplace@gmail.com

Oxford Place Property Owners Association Meeting Minutes

Date: June 5, 2024

Location: Dobys Bridge Presbyterian Church

Board Member Attendees:

Celia McCarter, Cassie Perkins, John Tippet, Alex Blackman (ARC Board)

Member Attendees:

Chris Blanton, Michael Keen, Jana Pearson, Lisa Kumpula, Kathy Miller, Maureen Reavis, Barbara Tegen, Danielle Vadell, George and Libby Pretty, Susan and Michael O'Brien, Jennie Stuart, Martha Rachels, David Coursey, Jeff and Debra Cooper, Kevin Walker, Donald Mann, Amy Merrigan, Kim Knapik, Todd Turnbow, Maria Sheppard, Bruce Potts, Elayne Wilfong, Jeff Wendling, Harold Butts, Linda Hood

Items Discussed:

Budget Reporting:

- The Treasurer reviewed and renegotiated vendor contracts, leading to changes in the POA budget due to inflation, sprinkler system repairs, and improvements to common areas.
- Refer to the attached documents "Expenditure Summary for Period April 2023 to March 2024 & 2024-2025 Budget Proposal" (page 4) and "Proposed Budget Summary" (page 5).

Old Business:

1. Street signs repaired/moved on Savile (West) and corrected on Oxford Place Drive (East).
2. New electric boxes for irrigation installed.
3. Sprinkler system repairs included replacing 12 bad rotors and 4 nozzles, adding new PVC piping, and heads for upper monuments.

4. Reworked irrigation zones to address water pressure issues and mismatched watering requirements.
5. Added pressure relief valves to well systems.
6. Removed dead flowers/bushes and trimmed trees as needed. New shrubs planted at the East Entrance.
7. Repaired and replaced missing/broken stones on monument faces. This budget item will reflect in 2024-2025 Budget Actuals.
8. Purchased new Christmas decorations and replaced/discarded broken items.
9. Use our website www.oxfordplacefortmill.com for resources and communication with the Board. Celia McCarter manages the website; direct feedback or questions to her or inform the Board.
10. Update on the vacant property at 417 White Chapel Court: The Board is working with the county, the responsible parties, and yard maintenance. Chris Blanton to check with the bank and legal.

New Business:

Dues:

11. January 2024: Collected overdue dues from 2019, achieving 100% collection for 2019-2020.
12. April 2024: Collected overdue dues from 2022-2023, achieving 100% collection.
13. April 2024: Achieved 100% collection of 2023-2024 dues.
14. Implemented multiple reminder methods for annual dues collection, including emails, website updates, Facebook posts, and physical invoices. Introduced Zelle payment, used by 31% of neighbors.

Grounds Maintenance:

15. Sought multiple vendors for pest control and chose Modern Pest Control with a budget addition of \$1800.
16. Proposed \$600 for mulch addition to the playground area. Volunteers will spread the mulch.
17. Proposed moving to internet-based irrigation controllers for better water management. Researching wi-fi and cellular connected options.
18. Landscapers will cut down weeds behind neighborhood monuments.
19. Seeking volunteers to pressure wash playground equipment and lay mulch. David Coursey and others have volunteered.
20. Discussed hiring professionals for Christmas light installation, to revisit when needed.
21. Exploring options for a walkable path from East to West. Volunteers to clear the pathway. Board will investigate and report back with further information and options
22. Concluded that hiring a management company is not the best path due to high costs and unnecessary services.

Communication:

23. Use the website for references and communication with the Board. Use the Facebook page for updates and community interactions.

24. Establishing committees, including Landscaping/Beautification and Entertainment. Cassie Perkins to lead.
25. Suggestion to create a Quarterly Newsletter for frequent communication. Cassie Perkins to lead.
26. Follow the Oxford Place Facebook page for updates and communication. Be patient and kind to volunteer Board and ARC Members.

Miscellaneous Points of Discussion:

27. Processed architectural reviews, complaints, compliance enforcement, and requests from mortgage companies and closing attorneys.
28. Appointed Cassie Perkins as a new board member.
29. Compliance Reminders: Trailers must be screened, boats have a 10-day preparation period, only "For Sale" signs allowed.