

2009 Annual Meeting

Annual Meeting

The annual meeting was held Tuesday, September 22, 7:00 PM at the Overbrook Pavilion. Jeff Smith called the meeting to order. There were 25 members in attendance. Jeff announced the two orders of business for the meeting. The first was the election of three new officers to the Overbrook Board of Directors and the second was the continuing effort to reach a quorum vote on the small assessment increase proposed by the Board in July. As we did not have enough in attendance to reach a quorum on the election of officers, Jeff closed and reopened the meeting three more times to provide the quorum needed to vote on Director positions. The four nominee's gave personal introductions. They were; Steve Sparr, Steven Booth, Alan Rodgers and Mike Spigner. The votes were then cast. While the votes were being tallied, Jeff explained that we still did not have enough members in attendance per the by-laws to vote on the annual dues increase. Jeff then set the next attempt to reach a quorum vote on the assessment on Tuesday, October 13, 7:00pm at the Overbrook Pavilion. Jeff announced the three new Board members elected by the membership are Steve Sparr, Steven Booth and Alan Rodgers. Debbie Barker then gave her Annual Report to the membership. A copy of that report follows. Jeff then adjourned the meeting.

2009 Report To Membership

Pool:

1. The pool opened on May 23, Memorial Day weekend, and closed September 7, Labor Day. Debbie Barker opened the pool and got it operational. Alex Barker was the new pool supervisor who managed 13 lifeguards during the summer. The pool has been closed and the new winter covers has been installed.
2. The health department inspected the pool upon opening and then visited 1 time during the summer. All operations met approval.
3. Daily records were kept on chlorine and PH readings.
4. Approximately 55 children received free swim lessons June 8 thru June 12. These lessons were held in the evenings.
5. We had an adult swim hour on Monday, Wednesday and Friday mornings from 9:00 to 10:00am. Mrs. Joanie Tiefel continued to lead our water aerobics during this hour. This is becoming more popular with our members as we had several more join us for this years classes.
6. There was one act of vandalism this summer. Someone broke into the guard shack and stole the quarters, dimes and nickels in the cash drawer.

Jogging Trail and Greenbelts

1. The jogging trail was cut back once this year by Dow Landscaping.
2. Buck's Tree Service was employed to remove a dead tree from a green space area that had the possibility of falling on 2 homes.

Financial

1. Thomas & Thomas CPA's of Little Rock reviewed the financial records of the Association for the year 2008. No discrepancies were found.
2. Supplemental Pool Fees were charged to members whose parents, children and grandchildren who do not live in Overbrook but requested admission to the pool for the entire summer. The fee for this is \$25 per person. In 2009, 149 people were placed on the Supplemental Pool List adding \$3725 in revenue. This was an increase from last year of over 40 people. I believe this may have been due to the delayed opening of the Indian Hills pool. Guest Fee and Ice Cream income also increased.

Annual Party

The Overbrook membership Annual Party was held on July 25th. 125 to 150 members attended. Pizza, Cotton Candy, Snow Cones, Popcorn, Drinks, Watermelons, Games and Prizes were provided for the membership to enjoy.

Complaints:

1. Neighbors not caring for their yards. North Little Rock and Sherwood code offices were called several times.
2. Automobiles, boats and trailers parked on the streets that make passage unsafe and difficult.

Capital Improvements:

1. A new winter pool cover was purchased for both pools.
2. The pavilion bathrooms (both walls and floors) were given a new coat of paint.
3. The playground swings were replaced and new seats for the rocking toys were purchased and installed.
4. Diving Board resurfaced.
5. Six new replacement pool lounge chairs were purchased.

6. Rotting boards bracing the Pavilion walkway and Park bridge were replaced.

7. A fresh coat of paint was applied to the Pavilion front.

8. Shut off valves were placed on leaky pool decking pipes.

Taxes:

OPOA is a nonprofit corporation; however, OPOA does pay taxes on guest fees collected and vending sales. 2008 tax paid was \$1,321.

Real Estate Taxes:

All Overbrook real estate property owned by the Association is exempt from real estate taxes.

Liens:

When a member is delinquent on their yearly assessment, a lien is placed on their lot and then given to an attorney for collection. 11 Liens were placed for 2009 delinquent dues. We currently have eight members remaining who have a lien for unpaid 2009 assessments. Two have been sent to the attorney for collection. One is in bankruptcy. Two are tied up in estate settlements. Three are in foreclosure.

Special Meetings:

The OPOA Board of Directors has initiated a proposal for a small annual assessment increase to help with the associated costs for maintaining Overbrook private common areas. A special meeting was called August 25, 2009 at the OPOA Pavilion to vote on the proposed increase. A quorum was not reached at this meeting and per the by-laws the board called for the next quorum vote to be attempted at our annual meeting September 22, 2009.

Quorum vote explanation

OPOA by-laws state; At the first meeting so called, the presence of members (in person or by proxy) entitled to cast sixty percent (60%) or more of all votes of members shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to notice requirements, and the required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Our Current OPOA membership includes 1033 households. First meeting 620 households must be present to constitute a quorum. (August 25) Second meeting 310 households must be present to constitute a quorum. (September 22) Third meeting 155 households must be present to constitute a quorum. (October 13) Fourth meeting 78 households must be present to constitute a quorum.

