

**MINUTES OF THE OAK LAKE ASSOCIATION
REGULAR MEETING
FEBRUARY 11, 2008**

Meeting was called to order at 8:00p.m. All board members were present with the exception of John Drago.

Guests: William and Ellen Caven, Marilyn Williams, Patti Ginise, Ruth Bartoff, Joel Scheffer, Frank Miller, Hank Zaghi, Yossi Yomtov, Noel Roberson and Matt Mcneil.

Treasurer's report:

Checking account: \$28,114.34 -- Special assessment account: \$28,132.40
T-Bill: \$49,034.39 --- T-Bill: \$49,770.00 --- Reserve: \$35,097.73

Stefani made a motion to suspend common area privileges of homeowners in arrears. Robert seconded. All in favor.

Stefani explained the budget overruns for 2007 on utilities and lake. The utilities were due to lack of rain and the lake repair was from our reserve account. We also were under budget in 2007 for security, which made up the difference in utility expense.

Jay Seashore donated an American flag to the community.

SECURITY

Board protection from vandalism was discussed and Alec made a motion that if the board members cars are vandalized then the association will pay the repair. Robert seconded. All in favor.

People have bypassed the guard on the opposite side. There was talk about spikes. Dick made a motion to authorize a couple of hours of overtime for David the guard to go over the resident list. All in favor.

MANAGEMENT COMPANY

Dick wants to see if the management company had any responsibility helping with vendor contracts and securing bids.

POOL

We will ask the management company to help us find a vendor for our pool. Alec has signed pool renovation contract.

CLUBHOUSE RENOVATION

Paperwork has been done and Dick said we need to get bids updated. He wants 3 bids. All the glass will be removed; half the building and decks are rotted and need to be replaced. Restrooms will be upgraded to handicap access. The foundation will remain the same.

CCnRs

Heidi is the chair. Alec is concerned about the delay. He said we made the revisions 4 months ago and we need to act on this.

FINE SCHEDULE

Alec presented a schedule of fines. He made a motion to approve. Dick seconded. All in favor.

DEVRY

There was a community meeting and 418 signatures were collected. Bill Rose from the WHNC called a meeting with the developers. Charlene Rothstein, a WHNC member, helped to set up the meeting. Again everyone agreed to disagree. Alec, Alex, Yossi and Hank met with the developer on February 7th. Still no progress. Alec asked if we wrote down our concerns would it help. The developers said "yes". Alec dropped off 3 pages on February 8th and has had no response as of February 11th. Alec wrote to the WHNC to write to Councilman Grieg Smith on our behalf and have the dept. of toxic control take a look at the sight. Volatile organic compounds (VOC) are being cleaned up by Ratheon but they are closing up wells and winding down their responsibility.

Alec's letter addressed the cleanup of the sight BEFORE rezoning. On February 12th Alec will send a letter with the petition asking the DTSC to take over the project and oversee the chemical. In 1999 there was a letter from the DTSC stating NOT to disturb the soil. The letter seems to have been ignored.

Next step is to have volunteers band together.

The traffic study is not completed.

A retirement fund owns the land. Trammel Crowe is the developer.

Process of project

- 1) Traffic study
- 2) Environmental impact report
- 3) Mail report for public review
 - a) We need to make sure the queue and restrictions are what we agree with.

CONCERNS AND REQUESTS and INFORMATION

- A resident from Denise Lane says his neighbors are running a business out of their home. He said they are exercising in the middle of the street very late at night, blocking driveways, blocking fire hydrants and playing loud music. The board agreed to send a letter to the homeowners to cease this immediately.
- Antenna: Sprint was supposed to place a 10-foot antenna up but the project is put on hold.
- Dick got a price on putting light on the fountains in the lake \$8100. He suggested we table this for now.
- He also suggested we buy a key box for all the keys we have.
- Alec asked Robert if he would get the mail and phone messages from the office and distribute to the appropriate people. Robert said "yes".
- Alec said certain locks should be rekeyed and only the board members and Frank should have the keys to the office.

Meeting was adjourned at 9:35 p.m.