

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 12, 2007**

Board Members Present: David Kaufman; Heidi Mulligan; Rebecca Uzemeck; John Drago; Stefani Porter

A quorum was established.

Guests: Lisa Denton, Hank Zaghi; Peter Tornell; Anna Tarakhcyan; Hagop Petoayan

**Agenda Item 1: Call to Order**

David Kaufman, President, called the meeting to order at 8:04 p.m.

**Agenda Item 2: Reading of Previous Meeting Minutes**

Secretary read the minutes of the January 8, 2007 meeting. Stefani made a motion to accept the minutes as read. David seconded. All in favor, motion carried.

**Agenda Item 3: Treasurer's Report**

◆ Pacific Checking Account \$26,330.67    ◆ Reserves \$96,759.30    ◆ Petty Cash \$100.60

Stefani reported that she would like letters to go out to all homeowners who are in arrears that their common area privileges are being suspended until they come current with their dues. Posting names of those delinquent was also discussed.

Stefani asked the audience if there were any fines to discuss. Hank Zaghi was informed he had been given a fine for the driving violation of a guest. After explanation, Mr. Zaghi paid the fine.

**Agenda Item 4: Delinquencies**

Lot 98 owes \$1,023. Lot #48 owes \$963.

**Agenda Item 5: Old Business**

- A. Speed Bumps. They are all in and operable. Mr. Tornell thanked the Board.
- B. Property Behind Ducor Homes. The DWP has been contacted and we are waiting for a response or action on clearance of trees and/or other obstructive plants that are harming Mr. Chau's wall.
- C. Speed Minder/Speeding Fines. The Board thanked Becky for all her hard work. The speed minder was discussed. Unfortunately, it costs over \$1,000 and the Association cannot afford one at this time. Becky reported that she had received the new 18 mph signs, however, some are still needing brackets which are on order.

**Agenda Item 6: New Business**

- A. Pool Repairs. We have received one bid on the refurbishment of the pool. The Board would like to get another bid. Christy is working on this. It was also reported that the pool motor running 24/7 was reacting to low water levels. Christy and her husband monitored the situation and reported it to the pool service.
- B. New Car Decal System. The revamping of the system was discussed at length. Becky handed out a new decal plan. It was decided that there will be a special meeting held to iron out the details.

- C. Security Camera Upgrades – The 4-day recording time was discussed and John presented what would be required for an upgrade to the Security Camera to ensure that we have more than 4 days of tape time. For \$1,100 we could get up to 19.5 days of tape. No decision was made.
- D. Social Calendar. Heidi announced that the proposed social events are as follows: April Fools Day event for the children; 4<sup>th</sup> of July celebration; Adult Luau, and the Halloween Happening. Heidi asked for \$100.00 for the April Fools Day event. **Heidi made a motion to release \$100.00 from the social account to fund the April Fools Day event scheduled for Sunday, 4/1/2007. Stefani seconded.** Any overage up to \$50.00 will be reimbursed.
- E. Finalization of New Clubhouse Rental Rules and Regulations, and
- F. Rental of Lawn Area for Events  
After discussion, it was determined that the new Clubhouse Rental Rules and Regulations will reflect the option of the rental of the back lawn and that Heidi will get the revisions to the Board. After the document is finalized, a motion will be made.
- G. New Maintenance Engineer. Wil Richeson was named as the new Maintenance Engineer.

**Agenda Item 7: Comments and Questions (Discussion may have taken place during other Agenda Items and have been placed here for continuity purposes).**

- G. New Rules – Heidi stated that the rules have changed regarding towing of vehicles. HOAs now have to wait 96 hours before they can tow a vehicle except in the case that the vehicle is situated in a fire lane which allows for immediate towing.
- H. Clubhouse Rental. The people who rented the Clubhouse on 2/10 had a bouncer without permission. A motion was made to keep the deposit given the infraction. **John made a motion that the \$100.00 refund be denied to the Rodriguez' who rented the Clubhouse on 2/10, because they had a bouncer without permission. Becky seconded.** All those in favor, motion carried. It was agreed that the Clubhouse and the Clubhouse lawn would both be available for rent for \$50.00 each with deposit of \$100.00 each. Maximum between lawn and Clubhouse is still 62 persons.
- I. Lisa Denton approached members of the Architectural Committee for approval of her addition. She showed preliminary plans which were approved. The work should be done by August.
- J. Anna Tarakhcyan approached the Board in reference to a fine being imposed regarding her guests smoking in the Clubhouse during a Clubhouse rental. The Board denied refund of the security deposit given the potential seriousness of the situation. There is no exception to the No Smoking rule.
- K. Peter Tornell reported that there is trouble with the Samra-to-pool gate lock.
- L. Hank Zaghi reported that the tennis court light shines in his house and needs adjusting. Peter Tornell concurred.

Meeting adjourned at 9:43 p.m.