

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 12, 2010**

**Call to Order**

Meeting was called to order at 7:30 PM by Alec. All board members were present. Others present in the audience were:

Marilyn Williams  
Jackie Holmes  
Tod Fritts  
Patti Ginise  
Janine & Scott Balian  
Maryanne Malzone-Miller  
Cindy York

**Reading of Previous Meeting Notes**

Stefani read the March meeting notes. It was accepted as is and will be posted to the website by John Drago.

**Treasurer's Report**

Stefani presented the treasurer's report.

Operating Account: \$8478.86  
Reserve Account: \$54766.15

<b>LOT #</b>	<b>Money Owed</b>	<b>Foreclosure Request</b>
77	1008	Y
124	1362	Y
141	964	Y
168	2288.60	Y
194	993	Y

Motion for follow through with foreclosure notices by Stefani, Dick second it, all other members were in favor.

The following homes on Ducor Ave will be sent letters of delinquency: 8322, 8400, and 8445. The total delinquencies are about \$5700. Motion was made by Alec, Dick second in and all members were in favor.

8322 Ducor has a trailer in their driveway that is blocking the sidewalk. We have send them letters requesting them to move the trailer. If they will not comply, then we will inform them of the amount of fine they have to pay.8400 & 8414 Ducor have cars with flat tires in front of their property, we will send letters asking them to remove the cars.

**Topanga Police Report**

The Police department Reports of many break-ins in Woodland Hills and Canoga Park areas where they have broken a window and have targeted master bedrooms. If you have junk to be picked up, you can

call 311 and they will schedule someone to pickup. Make sure that it is in front of your house, they will not go through your house or go to the backyard to pick up anything.

### **Lake Fence policy for maintenance, repair, and ownership**

Dick has determined that the fences around the lake are in need of repair. Currently there are 22 homes around the lake and out of them 20 have gates. When Dick looked the fence and the gates around the lake, he found out 7 need to be replaced/repaired. The cost is \$1500 - \$2500 to replace the fence. After long discussion between board members and the home owners attending the meeting, the board has come to the following resolutions:

- We have to follow the CCnRs and the rules that are written.
- We might need a Survey of the properties around the lake to determine where the gates are, in private property or in common area.

In the next meeting we will discuss our findings and further decide for the next steps.

### **Maintenance Items**

1. Fence and Gate Costs
2. Block Wall Repair
3. Gate repair – Denise side
4. Lake Dredging
5. Asphalt repair

### **Fence and Gate Costs & Gate repair – Denise side**

Dynamic Fence, Inc. provided a detailed proposal regarding the fence and gate costs on Denise, by the lake, and the pool in the common areas. There were 10 items total in the proposal. Item 10, replace 73 lineal feet of association fence near club house, for total of \$2628, no gate included was discussed by board. Alec motioned to accept the price, Stefani second it and all other members were in favor. This money will be taken out of reserve account.

The gate by the pool repair was also included in the proposal; the total cost is \$2485. Stefani motioned for acceptance, John seconds it and all other agreed. The money will also come out of reserve account.

### **Block Wall Repair**

Block wall repairs proposal from Triple "S" construction was given to us by Dick. In the proposal they will complete all repairs including drilling weep holes as needed (47 two inch holes). The total price will be \$3477.25. Alec made the motion to accept, John seconded and all others were in favor.

### **Lake Dredging**

Bruce Ahlquist has proposed for the work to be done by his gardener, as it was done last year. The cost is \$15 per hour for 12 hours, for total of \$180.00. Alec motioned for acceptance Stefani second it and all others were in favor.

### **Garbage can for clubhouse**

Evan has found a business that charges \$65 a month for the pickup and cleanup of the trash. Stefani will look in to the specifics and we will discuss in the next meeting.

**New Business**

No new Business was discussed.

Meeting was adjourned at 9:30 pm by Alec.