

**MINUTES OF THE OAKLAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 14, 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
John Williams
Regina Sadat Hosseini
Patti Ginise
Tod Fritts
Michael Boyd
Nancy Drago

Reading of Previous Meeting Notes

Stefani read the May 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: \$5223.46
Reserve Account: \$63946.64

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

Lot #124 – Now at \$2041, last payment was 7/2009. Letter was send by owner asking for leniency, motion to deny was by Stefani, all were in favor. Stefani will send out a letter explaining the vote.

Topanga Police Report

No fireworks are allowed in the city. Please don't shoot your firearms, especially in the air. Flyers were presented to the board for legal firework at Warner Center; they will be posted for everyone to see. Reminder to be prepared for emergencies such as fire, or earthquake by having food, water, warm clothes, blankets, and am/fm battery powered radio ready in a duffle bag where everyone in your family knows of its location. Practice escape route drills to get out of house and go to a safe place in case of emergencies and how to contact each other.

There were total of 27 burglaries this past month which is very high this year, 8 were done in one day.

Security System Upgrade

John Drago explained that the unit was in back order. We expect it to arrive this week and be installed by end of the week.

Lake Fence policy – Information Update

The main discussion is about who owns the fence and gates around the lake. There are 22 homes with fence and/or gate around the lake.

Motion was presented by Stefani as to repair/replace, as determined by the board members, of Lake Fence and the cost would be a 50/50 split between the homeowners and association. The repair/replacement of the gates will be homeowner's responsibility. The homeowners must have an indemnity clause added to their homeowner's policy to release the association of all liability pertaining to the gate/fence in their backyard.

The motion was seconded by Alec and all members were in favor. A letter with the final decision will be sent to all homeowners around the lake.

Maintenance Items

Presented by Dick were the asphalt / concrete repairs proposal and final numbers from General Pavement Management (GPM). The board has accepted the proposal as presented. GPM has also included the restriping of the Speed bumps in the proposal free of charge.

Alec made the motion to accept, Stefani second it and all were in favor.

The lighting proposal for the club house and the pool areas was also presented by Dick. There are total of 13 light polls, 8 by the club house and 5 by the pool area that were included in this proposal by Linc Lighting & electrical. After careful consideration of the 3 options in the proposal, John Drago made a motion to accept option 3 in the proposal for the total cost of \$15500.00. Motion was seconded by Alec, and all members were in favor.

It was mentioned and noted by Dick that we had a total Budget of \$25000 for the above projects and we stayed well within the budget.

New Business

8448 Samra – There are excessive number of vehicles, trucks, and trailers (11 in total) are parked in front of their house, their neighbor's house and all around the nearby homes. Some do not even have current registration and/or Hidden lake stickers. The board will send a letter to the renters at this location explaining the situation. The board will also tag them for towing, in case they do not comply with our letters and move the vehicles. Alec made the motion, Stefani second it and all were in favor.

8322 Denise – There was no one present at the meeting regarding this issue and the board has no choice but to enforce the CC&R rules in this case, motion was made by Alec, John second it and all members were in favor. Also a letter from Evan will be sent explaining the decision.

There was a question from the audience regarding around the clock/full time guards (24x7). Explained by Alec that this is not financially possible at this time and we'd have to raise the association fees significantly.

The guard shack needs a new American flag and some railings need to be repainted, John Drago will handle the issue.

Meeting adjourned at 8:55 p.m.