

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 9, 2007**

Board Members Present: John Drago; Stefani Porter; Dick Ginise; Heidi Mulligan; David Kaufman  
A quorum was established.

Guests: Regina Sadathosseini; Alec and Becky Uzemeck; John O'Brien; June Melody; Puru Patel; Robert Sprague; Matt McNeil; Candy Leisen; Patti Ginise

**Agenda Item 1: Call to Order**

David, President, called the meeting to order at 8:02 p.m.

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

Heidi read the June minutes. Minutes to be accepted with minor typo changes. *David made a motion to accept the minutes with the changes. Dick seconded. All in favor. Motion carried.*

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

Checking \$4,734.98 and Reserve account balance was \$116,925.47. Petty Cash balance was \$92.40.

**Agenda Item 4: Delinquencies**

Delinquencies: Lot 69 for \$1,302.00. Goes into foreclosure at the end of July. Leisens have requested a private hearing following the regular meeting.

Resident asked what type of interest-bearing account the reserve funds are in. Accounts are only insured for \$100,000. Stefani will check on this.

**Agenda Item 5: Old Business**

- A. CH Application. The application is finished and John will have copied.
- B. Pool. Calif. Armature is on the job and expects to be done by Friday. However, they have to go step-by-step to determine the exact problem. The pool will be closed during the work. A Resident asked why the pool remains un-renovated when the Board voted to have this done one year ago. It was explained that it the bidding process was not as simple as originally thought. The Board hopes that the renovation will take place this Fall.
- C. Infraction Letters. The fining on behavioral and other infractions not specifically outlined in the House Rules will be considered on a case-by-case basis by the Board. The House Rules are to be reviewed by the CC&R Committee shortly. Heidi mentioned that many letters have gone out incorrectly and they have to be received by the recipient at least 10 days before the next Board meeting.

**Agenda Item 6: New Business**

- A. Maintenance Man. Hidden Lake is looking for replacements for Jim. Though Jim was able to help with the 4<sup>th</sup> of July event. A "maintenance person wanted" statement will be posted on the community billboard and in the Honker.
- B. Security Camera @ Pool. John reported on this issue. Mr. John O'Brien and John Drago have formed a committee who will be looking into the installation of a security camera in our pool area. The price for 1 camera with a DVR system one year ago was \$4,412. The Board voted to allow the committee to gather current information. However, it is anticipated that we may wish to place more than one camera in the common area and that the viewer will be installed in the

CH, not at the Guard Station. ***David made a motion that John Drago and John O'Brien solicit Global Security regarding such a camera system. All in favor. Motion carried.***

- C. Clubhouse Renovation. It was decided that we should move forward with the renovation. Dick Ginise and Alec Uzemeck will team to head a committee that will make a recommendation to the Board on how to proceed. ***David made a motion that the Clubhouse renovation go forward and that the Clubhouse Committee be charged with gathering information for Board consideration. Stefani seconded. All those in favor. Motion carried.***
- D. Trash Receptacle. Dick reported on the trash receptacle. He has selected an appropriate unit and will purchase it on behalf of the association and submit a reimbursement request for same.
- E. Other. Security. There was a complaint regarding a white Expedition. Dick will look into. David has contacted Marine Biochemists regarding the lake.
- F. Recap.
- Stefani will Purchase a earthquake valve for installation and look into the interest-bearing account. She will also contact Jerry Medina to see if he is interested in the Maintenance position.
  - David will share the CH marketing letter with a friend and call Jim regarding a community question.
  - Heidi will do a maintenance flyer and call the greenbelt people regarding the fire hazard. She will call the plumber re: the leak at the CH after the earthquake valve is purchased.
  - John will contact Global Security to get a rebid.
  - John will gather updated pool camera information for the Board.

Meeting adjourned at 9:39 p.m.