

**MINUTES OF THE OAKLAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 13, 2007**

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

Guests: John O'Brien; Alec Uzemeck; Judy Wilcox; June Melody and daughter; Patti Ginise; Jeanne Williams; Hank Zaghi; Peter Tornell; Sandra Bakelman

Agenda Item 1: Call to Order

David, President, called the meeting to order at 8:05 p.m.

Agenda Item 2: Reading of Previous Meeting Minutes

Heidi did not have the July minutes ready.

Agenda Item 3: Treasurer's Report

Checking \$41,999.50 and 3-month T-Bill account balance was \$49,416.08 and the Reserves were \$77,605.33.

Agenda Item 4: Delinquencies

Delinquencies: Lot 59 for \$1,317.00. Goes into foreclosure at the end of Aug. Lot 144 for \$414. Many delinquencies for \$369.00. Stefani mentioned she would like to see a letter sent to all homeowners in arrears that their common area privileges be rescinded until they pay. If they use the common area privileges, they will be fined \$75.00. *David motioned that a letter be sent by management homeowners delinquent in assessments no later than 8/15/07. Dick seconded. All in favor, Motion carried.*

Stefani made a motion that Lot 38 be allowed to pay \$118.00 monthly to keep current until next quarter when trust issues should be cleared up. (Resident's mother, past owner of the house has passed away). David seconded. All those in favor. Motion carried.

Resident asked if the new T-Bill account is in a different institution than the checking. Stefani will check on this.

Agenda Item 5: Old Business

- A. 4th of July. Receipts were given to Stefani. The event cost approximately \$614.50.
- B. Pool. Calif. Armature has completed their work. However, our pool maintenance reported that there are still air bubbles in a return line. There are 3 return lines. The invoice sent in by Calif. Armature is unclear and needs a Federal Tax ID in order to be paid.
- C. Fountains in lake are inoperable. Marine Biochemists came out for routine service and found that one of the fountains had been dislodged which caused a pressure problem. Waiting to hear from Marine Biochemists further.

Agenda Item 6: New Business

- A. Maintenance Engineer. Three people have been interviewed. The interview committee recommends that Frank Miller be offered the position based upon his experience. The Board will offer two-tiered compensation to the independent contractor as follows: from May through September the monthly amount will be \$700 and from October through April the monthly pay amount will be \$600. Positive attributes of this candidate were that he had contracting and

electrical experience and is a resident. ***David or Dick will contact Frank with this offer. David made a motion to offer the position to Frank Miller, Heidi seconded. All in favor, Motion carried.***

- B. Clubhouse Renovation. The Clubhouse Renovation Committee headed by Dick and Alec have determined that it will likely cost between \$130,000 and \$135,000 to renovate the CH. A Special assessment will have to be implemented. Dick estimates that this will equal a total of \$510.00 for each household (3 payments of approximately \$170). A pre-fabricated unit would cost approximately \$120,000 and that figure does not include demolition. Dick and Alec 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.***
- C. Security Camera @ Pool. John reported that the bid received was for 3 hi-definition cameras that would capture the pool, and lake area. As well, trip lights could be considered for the island and the parking lot. The camera can be easily removed during renovation time. The camera system will cost \$13,200. ***John made a motion to approve the camera system as laid out in the proposal. David seconded. All those in favor. Motion carried.***
- D. Tree Root Damage. Denise house needs a letter re: street damage.
- E. Signage for common area and Guard Station. The pool needs signs. Signs stating that the common area closes at 10:00 can also be posted at the parking lot. Heidi will look into.
- F. Other. Laundry lines. July 20th letter complaint regarding visible laundry. It is written in the bylaws that no clotheslines are allowed. The CC&Rs/Bylaws are being rewritten and they would like to have included a rule stating that there not be allowed visible laundry from the street.
- G. Community Inspection. Two Residents complained of the short timeframe given to them to correct their browning lawns. After some discussion, ***David made a motion to suspend the letters. Heidi seconded. All in favor. Motion carried.***
- H. Complaint. June Melody complained about fireworks and a baseball hitting her daughter's car. While this is a neighbor-to-neighbor issue, it will be included in the minutes. Fireworks in the neighborhood were discussed and it is against the rules. The Fire Dept was called by a resident and they did not come.
- I. Guard needs to clear out the common area.
- J. Expression of gratitude. David thanked all committees for their hard work. Heidi was also thanked for her pitching in with the maintenance duties.

Meeting adjourned at 9:45 p.m.