

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 14, 2006**

Board Members Present: David Kaufman; John Drago; Heidi Mulligan

Board Members Absent: Stefani Porter; Christy McNeil

A quorum was established.

Guests: Paulette Kaufman; Candy Leisen; Dick and Patti Ginise; Peter Tornell; Mark Levick; Rick and Bonnie Boldt; Phil Chau; Matt McNeil; Bruce Ahlquist; Puru Patel; Robert Sprague; John O'Brien

**Agenda Item 1: Call to Order**

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

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

Secretary read the minutes from the July 2006 meeting. Minutes to stand approved as read. *David motioned to accept the minutes, John seconded. Motion passed.*

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

Treasurer's report was not available.

**Agenda Item 4: Delinquencies**

Delinquency report was not available.

**Agenda Item 5: Old Business**

- A. Clubhouse Renovation. Dick Ginise received revised bids and passed them out for review. Dick recommended that the Architectural Committee and Budget/Finance Committee review the bids. Dick also mentioned that Hank had told him to thank the Board for their patience regarding his fence.
- B. Pool Security Camera Update. John Drago explained that when the idea originally was presented to install a security camera at the pool, it was hoped that a wireless system could be considered. However, this will not be possible. While we do have room on our video monitor for two other cameras, we would need a larger hard drive and the cost to install a camera at the pool area would be roughly \$4,400. If it was installed, it should be done during CH renovation. Much discussion ensued. Some people were concerned with the lack of privacy and possibility of unauthorized people being able to view the videotape. Others believe it would put a stop to the vandalism. However, it was also mentioned that the Association has not incurred damage anywhere near the amount of \$4,400 over the years at the pool area to warrant such an installation. It was generally agreed that summer is almost over and that it is probably cost prohibitive at this point in time. It was also mentioned that the camera would likely not be able to adequately capture the images of late-night visitors. It was mentioned that the Board should try to hire a Pool Attendant next year, as they have in the past. The issue will be revisited.
- C. Speed Bumps. Heidi read a brief version of the speed bump report she prepared from the questionnaire sent out to the membership. The data analysis revealed that: the proposed Ducor speed bumps passed; the proposed Denise speed bump tied; but that many of the "No's" for the Denise bump were clustered near mid-Denise - an area that already has a speed bump; the membership proposed a need for a bump on Samra either midway and/or near Carla and the

addition of a speed bump on Sedan between the Guard Station and the Stop Sign. It was also recommended that the Post Orders to the Guard service be changed to include a statement for the Guard to speak to every non-resident vehicle reminding them of our 18 mph speed limit. This may already be in the Post Orders, and if that is the case, needs to be re-enforced. Heidi also recommended the additional installation of “Children at Play” signs in those places where younger children congregate. The Board after much discussion about the speed bump report voted on the installation of proposed speed bumps. *David made a motion to approve the installation by GPM of 7 proposed speed bumps, specifically: 1 between the Guard Station and the Stop Sign; 1 on Samra approaching Ducor; 1 on Samra at Carla; 1 in the middle of Samra; 1 on Ducor; 1 on Denise near Sedan/Clubhouse and 1 on Denise near Denise cul-de-sac. John seconded. All present in favor, motion passed.* Exact placement will be determined by a walkthrough by the Board.

- D. New Pool Service. The Board has contracted with a new pool service, White Sand Pool & Spa, Inc., owned by Jason Black.

#### **Agenda Item 6: New Business**

- A. Luau/Adult Social Event – Handling of expenses. The Luau cannot be discussed in detail as the Treasurer is absent. There had been some discussion about having a casino night and this was found to be cost prohibitive. Additionally, David mentioned that Stefani preferred that events should be handled on a reimbursement basis. However, Heidi stated that often she does not have the available credit needed to “upfront” monies. Heidi stated she put a request in to Stefani for \$400 for the Halloween party.
- B. August Town Hall Meeting Preparation – The Town Hall will be scheduled for after Labor Day. Stefani has previously agreed to contact the Police Department and David will contact the Fire Department. Refreshments will also be served. Emergency procedures will be discussed. We hope to accomplish a big turnout. We will assign a final date at September’s meeting.
- C. Traffic Safety and Vandalism Response – Speeders were discussed at length. It was discussed that the Board had already written a letter for the community regarding driving regulations, vandalism, related issues and the Board’s zero tolerance position. The letter will be reviewed/revised and sent out to the membership. Recently, the neighborhood has experienced egging, rock-throwing, tire slashing, name-calling, etc. The residents affected are being encouraged to call the authorities. A resident mentioned that the Board did not have the authority to fine. This was rebutted. The CC&Rs are being redone next year and the Board will reiterate its authority to fine in the new document. A CC&R Committee is being formed. Board members are automatically members. Candy Leisen would also like to be a member of this committee.
- D. Review of Security Post Orders – It was discussed that the Board will review/revise the Security Post Orders with Lantz to ensure that procedural guidelines are being met.
- E. Moving Forward on Fencing and Landscape Projects – The fencing and landscaping projects can now be started as the Zahgi fence is completed. A fence between the tennis court area and common area will be redone. The yucca plant will be removed. David is trying to coordinate Tru-Green and Dynamic Fence for the work at the Zagheri and Baker residences and the tennis court fencing. David thanked Rick Boldt for the repair/installation of the security guard gate. Another resident (Robert Sprague) offered

fencing. The Board thanked him and told him they will let him know if they need anything.

- F. Coke Machine at Pool. Heidi reported that Christy had proposed a coke machine at the pool area. Heidi mentioned it might only fly if the camera was installed at the pool. However, there are vandal-proof machines. But nutrition and trash issues were discussed. It could generate money. More research will be done on the monitoring/cost, etc. of such a machine.

### **Agenda Item 7: Comments and Questions**

- A. At the beginning of the meeting, Phil Chau (Ducor) reminded the Board about his wall being damaged by trees which are believed to be the Association's. This will be further researched.
- B. The letter that was placed on the chairs was briefly discussed. The author is unknown and the letters were already placed on the meeting chairs prior to the meeting, behind locked doors. It was discussed that there were valid points in the letter.
- C. Robert Sprague thanked the Board for their patience and offered the names of his contractors and the use of his tools.
- D. The resident at 8301 Ducor, Mark Levick, informed the Board that he would like to install a block wall and plant shrubbery along the inside of the stucco wall because teens are using his yard as a shortcut to and from Roscoe. He was informed that he should draw out his plans and drop them in the mailbox for the Architectural Committee review and request a meeting.
- E. A resident (John O'Brien) brought up the issue of the HL car decal system. It was stated that the Board will be working on a new system. However, methodology and implementation is problematic and, therefore, the issue requires more discussion and research.
- F. Mr. O'Brien also asked the Board what their procedure was regarding Security Incident Reports. Recent incidents were asked about centering around a certain individual and it was reported that the Board would be taking this up at a Special Meeting.

Meeting adjourned at 9:43 p.m.