

**MINUTES OF THE OAKLAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 11, 2006**

Board Members Present: David Kaufman; John Drago; Heidi Mulligan; Christy McNeil; Stefani Porter
Board Members Absent: None

A quorum was established.

Guests: Dick and Patti Ginise; Phil Chau; Bruce Ahlquist; Peter Tornell; Regina Sadathosseini; Hank and Helen Zaghi; Candy Leisen and Wes Leisen

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 August 2006 meeting. Minutes to stand approved as read. *David motioned to accept the minutes, Heidi seconded. Motion passed.*

Agenda Item 3: Treasurer's Report

◆ Pacific Checking Account \$27,575.41 ◆ Reserves \$61,614.16 ◆ Petty Cash \$133.60

Agenda Item 4: Delinquencies

Lozano has approached the Board with an arrangement to pay the \$1,140.00 in arrears that is owed. The Board will accept a payment arrangement if put in writing. *David made a motion to have management draw up an agreement that memorializes an agreement in which Lozano (Lot 59) will agree to pay the total amount due by 10/30/06. Heidi seconded, John and Christy in favor, motion passed.* (Stefani abstained from vote because they are her next-door neighbors). Lot 77 owes \$414.00 and Lot 103 owing \$414.00. Lot 145 is behind one month (this owner was over \$900 in arrears. Stefani will have Evan write letters to all of these individuals.

Agenda Item 5: Old Business

- A. Clubhouse Renovation. There were no Committee meetings (Budget and Architectural) held to review the newest plans. Stefani reported that the 2007 budget may not have a raised assessment because of the possibility of a Special Assessment needed for the Clubhouse renovation project. The pool is the only major job that we know of that will have to be done next year. It is a capital improvement and will be paid for through the Reserve fund.
- B. Speed Bumps. The speed bumps were discussed. Funding for the bumps will come out of the Reserve fund. It was discussed that possibly doing 3 now and saving 4 for the new budget period might be wise. Heidi will contact GPM to discuss further.
- C. New Pool Service. The Board has contracted with a new pool service, White Sand Pool & Spa, Inc., owned by Jason Black. The pool filter needs replacing and has been approved via email. That work is to be completed.

Agenda Item 6: New Business

- A. Luau/Adult Social Event – The Luau is being cancelled due to various reasons.
- B. Halloween Party - The community will be holding a Halloween party on Sat. October 28th for adults and children. David made the suggestion that we approach the Community to help with the event. Regina Sadathosseini agreed to be on the Halloween Planning Committee. There has been monies saved in Office Supply and Copying. There will be tickets sold for some of the activities/food. The \$650 will cover decorations (which will be recycled for future years),

giveaways, games, food and drink. The Luau liquor will be served to adults. Regina suggested a drive for candy or other items. Heidi will organize this. ***David made a motion that \$400 be released now for the Halloween party to cover the decorations and giveaways/games. Heidi seconded, all in favor, motion passed.*** The other \$250.00 will be released closer to the event.

- C. Town Hall Meeting Preparation – The Board wanted to hold the Town Hall meeting in August originally and have decided on October sometime. It will be poolside. Police and Fire Department representatives will be on hand. The theme of the Town Hall meeting will be disaster safety and emergency procedures. Stefani will contact the Police, David has contacted the Fire Department and needs to give them a date. The Town Hall will be scheduled for Friday, October 13th at 7:30 or 8:00 p.m. We will serve soda, coffee and cookies. All residents, homeowners and children over 13 will be encouraged to attend.
- D. Traffic Safety – This item was discussed earlier. When the speed bumps are put in, David suggested that someone paint the 18 mph in other places. Bruce Ahlquist offered to paint 18 MPH on the street in strategic places in the neighborhood in an effort to reduce speeding within the community.
- E. Towing of Inoperable Vehicle on Association Streets – Towing procedure was discussed.
- F. Moving Forward on Fencing and Landscape Projects – The fencing and landscaping projects should be started within the next couple of weeks. This entails fence repair at the tennis court; Boldt residence; Baker residence and north lake gate.

Agenda Item 7: Comments and Questions (Discussion may have taken place during other Agenda Items and have been placed here for continuity purposes).

- A. There was some discussion about the CC&Rs and the right to fine.
- B. Proof of violations (specifically speeding) was also discussed.
- C. David mentioned looking at Fundraising avenues for the Clubhouse. He mentioned maybe the community would have ideas about that.
- D. The pump in the lake is not working and Jim reported that he could not get his key to work there. So the lock may need to be replaced.
- E. Clubhouse will be being rekeyed. This should be done every year. Keys should be stamped Do Not Duplicate.
- F. Speeding letter that was sent to resident. The Ducor resident responded that the car was not in the neighborhood that day and they asked if the letter was written out of discrimination. Heidi stated that she had seen the car speeding. The Guards have also observed this. Thus, the Board decided to enforce the fine. Another letter will be sent.
- G. Security. Christie passed out an Incident Report. The incident where a guest went around the Guard Station was discussed. It was caught on our tape. We need to keep incident footage with the homeowner files. Fining procedure was discussed.
- H. Peter Tornell asked about his request for the island for the christening of his daughter. He stated that if a resident is allowed 4 guests each and some of his guests are residents, then he would not have to rent. The Board agreed.
- I. Mr. Chau Re: backyard tree problem. Heidi took pictures and we need to determine who is responsible for the tree-trimming.
- J. Candy Leisen asked about her request for a meeting with Lantz. David stated that as the Guard is an outside employee, the Board would gather information from both sides which would be submitted to the Guard company. Then a meeting would be held with Lantz and a Board member also present. Candy mentioned that the Board has not asked her opinion about the incident. She stated that the Board has been aware of the problem since June. She stated that the incidents of harassment have not ceased and continue on a regular basis with Wes and Evan – though more subdued. Wes and Evan feel that the incidents that have happened to them have

been largely ignored. David stated that the Board needs to contact Lantz and tell them we've had incidents with one of their employees and give them suggestions on how to handle it. Wes mentioned that he has audio information showing that Guard O'Brien attempted to incite physical action from Wes and Evan. The Board has not sent a post order review request to Lantz. Post orders have been violated and they need to be reviewed with Lantz. Christie will contact Lantz regarding a meeting.

K. Pool – The pool needs plastering, etc. and that should be scheduled for April/May.

Meeting adjourned at 9:45 p.m.