

**MINUTES OF THE OAK LAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 8, 2007**

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

Board Members Absent: Dick Ginise

A quorum was established.

Guests: Frank Miller; Saul Ganz; Ruth Bartnof; June Melody; Judy Wilcox; Dave and Candy Leisen; Casey Mulligan; Greg Kayser; Puru Patel

Before the regular meeting was called to order, the Board had Lead Officer Sue Herold as a special guest. Officer Herold spoke about the law enforcement coverage of the West Valley and future plans. She outlined steps residents could take given certain situations and offered her help at any time. Office Herold also left brochures for the community.

Agenda Item 1: Call to Order

David, President, called the meeting to order at 8:19 p.m.

Agenda Item 2: Reading of Previous Meeting Minutes

Heidi read the minutes for September. *David motioned to accept the minutes with minor corrections, Stefani seconded. All in favor, motion carried.*

Agenda Item 3: Treasurer's Report

Checking \$16,364.40, in the Reserve 3-month T-Bill account balance is \$49,034.39, the other 3-month is \$49,416.08 and the (Money Market) Reserves were \$31,431.85. \$62.56 in Petty Cash.

Agenda Item 4: Delinquencies

Delinquencies: Lot 154 for \$963.00. Lot 48 for \$963.00. *David made a motion to place liens on these Lots, John seconded, all in favor. Motion carried.*

David signed the letter of agreement for our CPA.

Agenda Item 5: Old Business

- A. Clubhouse Renovation/Special Assessment. The Association will have to do a Special Assessment for roughly \$100,000 in order to get the Clubhouse renovated. The total price may be near \$130,000. John gave a brief summary of what needs to be done as detailed by Dick who is absent tonight. The Clubhouse will be open on October 20 from 10-2 for residents to come view the condition of the CH up close. The Special Assessment is outlined for \$100,000 between 197 homes which equals \$507.61 per household. This amount will be spread out over three payments, which will coincide with the regular dues payments. The vote must be done by a secret ballot procedure and the membership will have one month to vote. *David made a motion to send out a Special Assessment letter detailing the intent of the Board to impose a Special Assessment for the approximate amount of \$100,000, with the first payment to be due with the Jan. payment to the membership for the renovation of the Clubhouse. The letter will include a ballot on this measure. Stefani seconded. All those in favor. Motion passed.*
- B. Security Camera Update. John Drago reported that the camera is on back order and installation should take place between 10/17-19. The trigger lighting is already installed.
- C. Pool Renovation. We've received updated bids and they were circulated on the internet. The contractor will be chosen via internet. The board has already approved renovation of the pool.

Agenda Item 6: New Business

- A. 2008 Budget/Set Committee Meeting for review. A Budget Committee meeting will be set to go over the budget.
- B. Lake Committee. The Lake Committee has given their recommendation to the Board to replace the old system with a new fountain system that consists of two fountains. We added extra conduit and a fixture for lights, if in the future the Board opts for fountain lighting. The Board approved this expenditure via internet vote n 9/13/07 (as stated in the Sept. minutes). The new system will be installed by Marine Biochemists the week of October 22nd. Dick will coordinate with Tru-Green for the ditch-digging required prior to the placement of the new system.
- C. Halloween Party. Heidi requested \$400 for the Halloween Happening. *Stefani made a motion to release \$400 from the Social account for the Halloween Happening event, David seconded. All those in favor. Motion passed.*
- D. Guidelines for Filming in the Neighborhood. A recent incident indicated that the Association should have written guidelines regarding filming in the neighborhood. There should be a standard usage fee and people who are filming should be closely monitored. The filmers used the common area and disturbed residents. They were stopping cars, etc. We will send a bill for \$500. Need to ask questions such as are you using bright lights, having noisy scenes? what hours filming, etc. This item will be added to the House Rules. David would like to appoint a filming committee. Heidi will contact Evan to send a usage fee to the filmers on Sedan.
- E. Nomination Ballots for 2008 Board Elections. These have been mailed.
- F. Unsafe behavior for young residents. The Board has received an email from a resident who described unsafe behavior of younger children in the street. The problem was discussed.
- G. Dogs. A letter was received regarding a loose dog. A number of dogs have been observed off-leash. The community follows city laws regarding leash-laws. The Board reaffirmed their action in these instances to include a letter written to the owner with threat of a fine. In extreme cases where a dog poses a clear and present danger, an immediate fine may be implemented.

Other

- A resident complained about the Sat. night Guard. While she was at the Guard Station, an impatient driver went through the opposite lane. The Security Guard mentioned that this happens all the time to the surprise of the resident. The Board briefly discussed placing spikes in the lane to prevent this from happening. Dick will be told to talk to Lantz re this. Security was discussed. Also, calling Patrol should be an option at the bequest of residents.
- A complaint about wetsuits hanging in the front of a house was discussed. A discussion ensued regarding laundry vs. sporting goods. The addition of a rule in the CC&Rs covering laundry and/or sporting/recreational goods was discussed.
- Speed bumps need to be painted and so does a stop in the neighborhood.
- We decided keep up the float awning up all year.

Meeting adjourned at 9:30 p.m.