

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 9, 2006**

Board Members Present: David Kaufman; Heidi Mulligan; Christy McNeil; Stefani Porter

Board Members Absent: John Drago

A quorum was established.

Guests: Peter Tornell; John O'Brien; David and Regina Sadathosseini; Candy Leisen; Norma Fuenzalida

**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 September 2006 meeting. Minutes to stand approved as read with minor corrections. *David motioned to accept the minutes, Christy seconded. Motion passed.*

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

◆ Pacific Checking Account \$40,977.60    ◆ Reserves \$76,640.32    ◆ Petty Cash \$133.60

**Agenda Item 4: Delinquencies**

There are three lots in serious arrears (Lot 59, Lot 96 and Lot 119). Stefani will call about all of them.

**Agenda Item 5: Old Business**

- A. Clubhouse Renovation. Dick is not in attendance, therefore we will pass on discussing this item.
- B. Speed Bumps. GPM is writing up the work order and will schedule with Heidi to do a walkthrough during the next week and then install the speed bumps soon after.

**Agenda Item 6: New Business**

- A. October 13 Town Hall Meeting – The Town Hall meeting was postponed due to scheduling conflicts. The Fire Department and Police Department representatives were not able to attend. Heidi will handle notification of the postponement. The reps will be contacted again as to their availability for a future date. It was discussed that perhaps a weekend day would be a better time to hold the meeting.
- B. Halloween Party – The neighborhood is contributing and its coming together well. Got some donations. Matt McNeil and Robert Sprague are working hard on the haunted house. We will do a scavenger hunt, fortuneteller and other booths, etc. Christy has approached Stonefire about possibly donating some food.
- C. New Voting Procedure – The elections this year have to be by secret ballot and a Voting Inspector must be named. Heidi mentioned that Dick would be a good candidate. However, due to his absence, the Board asked Regina Sadathosseini if she would act as Voting Inspector and she agreed. The ballots will be mailed to the management office and remain unopened until the night of the election meeting. Regina will count the ballots.
- D. Street Light Replacement – It has been reported that a number of street lights are out in the neighborhood. Stefani mentioned phoning 311 for this service.
- E. Resumption of Management Company Inspections – The inspections will be continued after the new budget period and will cost \$200.00 per month. It is agreed that taking the task of citing residents for infractions out of the Board's hands is a good idea. A third party will be impartial

and there would be no prejudice or favoritism in the citation process. Heidi wrote up guidelines and will get them to the Board for review and then to Evan before Jan 1.

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

- A. Rats in the neighborhood. Can't do anything about it.
- B. Security - Post orders will be reviewed and revamped. The Guard on duty should be instructed to not let in outsiders on Halloween.
- C. Candy Leisen requested that the Board waive the \$25.00 fine from the infraction sent to her due to the Board's slow response to the situation. She stated the Guard has continued to provoke both Wes and Evan. She would like the Board to request that Lantz accept Mr. O'Brien's resignation or transfer. Formal complaint was made to Lantz and was ignored. This was unacceptable and should be unacceptable to the Board. Mr. O'Brien responded. He mentioned that there are 7 reports on Evan and he has had 3 conversations with Candy Leisen. Wes then spoke on the issue. He stated that he has a tape of Mr. O'Brien's harassment. A heated discussion ensued that included the mention of legal action and a veiled threat towards Wes Leisen. The discussion was stopped by the President of the Board. A meeting with Lantz and the parties involved will be scheduled. Post orders were discussed with regards to fraternization. The President stated that contact between parties that are having conflict should not take place. Christy will schedule a meeting.
- D. Security arm was discussed. We have thanked Rick Boldt for his work on the temporary security arm.
- E. A renter of the Clubhouse used the lawn by putting up a tent for their event, which is against the rules. It was decided that the deposit be forfeited. Heidi stated that she thinks the lawn should be able to be rented. The Board could establish a price for the back lawn and offer it. ***Christy made a motion to not return the security deposit to the renter of the Clubhouse (October 7) and David seconded. All those in favor. Motion carried.***
- F. Landscaping/Gates – Tru-Green will do the landscaping that is required at Zaghi's, etc. Fence company is to coordinate with Jim about north lake gate.

Meeting adjourned at 9:28 p.m.