

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 13, 2006**

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

Board Members Absent: Stefani Porter

A quorum was established.

Guests: Phil Chau; John Miller; Peter Tornell

**Agenda Item 1: Call to Order**

David Kaufman, President, called the meeting to order at 8:08 p.m.

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

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

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

◆ Pacific Checking Account \$63,968.67    ◆ Reserves \$76,666.70    ◆ Petty Cash \$133.60

**Agenda Item 4: Delinquencies**

Two lots owe \$429 - Lot 98 and Lot 144. There are approximately 7 other lots that owe between \$300 and \$400.

**Agenda Item 5: Old Business**

- A. Halloween Party Review. The event was a success. Many residents and their friends and families came and enjoyed themselves. The final cost was \$400.35. The Board thanked everyone involved. Heidi told the Board she gave the Haunted House crew \$200.00 out of the proceeds as they had spent thousands of their own money to put up the Haunted House. We learned how to make it even better next year and we will definitely need more volunteers
- B. Speed Bumps. The speed bumps are in. However, people are driving around the speed bump at the tennis court. Heidi will contact GPM and try to get them back out here to extend that bump. It was mentioned that a couple of the bumps are more severe than the old ones. But they are slowing traffic and they will probably settle a bit.

**Agenda Item 6: New Business**

- A. Upcoming Board Elections – Regina Sadathosseini will be acting as Voting Inspector. Nominations have been received, and secret ballots mailed out by the management company. We will still offer drop off at the ClubHouse for the convenience of homeowners. Our Annual Meeting is normally December 10, 2006 but we will be moving it to our regular meeting night which falls on Monday, December 11, 2006.
- B. Traffic Safety Violations – The Board has been fining speedsters. And in a couple of cases the burden of proof has been a problem. A resident who was sent a speeding letter contacted the Board to let them know she has lived here for many years and her son has never speeded. She stated that were in northern California at a wedding that day. Given the difficulty of the burden of proof, it was decided not to pursue this fine. Burden of proof of speeding was discussed at length. There was no resolution on this matter. However, the Board will continue to actively pursue speeders in the neighborhood.
- C. Clubhouse Rental Policy – The issue of the renting out certain portions of the common area was discussed. The Board generally agreed that we could offer other areas of the common area

for rental. For an extra fee the back lawn or tennis court could be rented to homeowners (this should be brought up to immediate neighbors such as the Joes and/or Zaghis). These may be options to bring more income into the Association. These possibilities will be researched and considered further by the Board. Though in the absence of such an arrangement, no structures are to be erected on the common area, no Clubhouse furniture should be moved off the decking onto the common area and no Clubhouse guests should be congregating on the common area. John Miller mentioned that he had received a notice from the Board that his Clubhouse deposit would not be returned. He mentioned that he had asked Jim if he could erect an easy-up and was told it was okay. ***Heidi made a motion to return the Clubhouse deposit to Mr. Miller, David seconded. All present in favor, motion carried.*** There seem to be some loopholes with the current forms. John and Heidi have already rewritten the Clubhouse Rental policy. This form will be finalized and a small amount will be printed. It is hoped that after the Clubhouse renovation we will be able to bump up the price a bit – so we will print a small amount now with the knowledge that we are going to change the amount next year. Another more recent rental was discussed wherein Jim reported to the Board that the renters had left the Clubhouse in a mess and recommended we not return the deposit. ***John made a motion to keep the deposit of Vatche Ayanian, Christy seconded, all those present in favor, motion carried.*** John and Heidi will work on the forms and get them to the Board for review.

- D. **Jim's Retirement** – Jim Thomas has given the Board his resignation, effective December 31, 2006. The Board will miss him, he has been a valuable asset to this community. There is a resident, Rick Boldt, who is interested in the job and the Board would like to talk to him further about this. David will speak with Rick. The Board discussed having a job description drawn up listing all of Jim's duties.

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

- A. The Clubhouse will need to get its own trash cans. We can arrange for a storage area when the Clubhouse is renovated.
- B. We are now fairly certain that the trees causing damage to Phil Chau's property are owned by the City. Green Tree reported that there are a couple of trees that need removal to stem the damage. We need to find the correct contact to discuss the issue.

Meeting adjourned at 9:00 p.m.