

**MINUTES OF THE OAK LAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
and SPECIAL ASSESSMENT MEETING  
NOVEMBER 19, 2007**

(Meeting is being held on the 19<sup>th</sup> because the 12<sup>th</sup> was Veterans Day)

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

Board Members Absent: None

A quorum was established.

Guests: Alec Uzemeck; Hank & Helen Zaghi; Marilyn Williams; Matt McNeil; Patti Ginise; Dave Leisen; Nancy Drago

**SPECIAL ASSESSMENT MEETING**

The Board has asked the membership to vote on a Special Assessment measure in order to pay for the renovation of the Clubhouse which is badly needed due to the deteriorating condition of the facility. The Board proposed a Special Assessment in the amount of \$507.61 to each household, payment which will be spread over three payments, to coincide with the regular dues schedule. Evan Ancker from our management company counted the votes and the final tally was 54 FOR and 45 AGAINST. The Special Assessment passed and subsequently, the first payment will be due with the January, 2008 payment.

**Agenda Item 1: Call to Order**

David, President, called the meeting to order at 8:23 p.m.

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

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

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

Checking \$1,019.01, in the Reserve 3-month T-Bill account balance is \$36,921.46, the other 3-month T-Bill is \$49,509.33 and the (Money Market) Reserves were \$36,921.46. \$57.10 in Petty Cash.

**Agenda Item 4: Delinquencies**

Delinquencies: Lot 154 for \$963.00. Lot 48 for \$1,013.00. Lot 144 for \$414.00. Lot 154 and 48 are headed to foreclosure.

**Agenda Item 5: Old Business**

- A. Security cameras. They are up and running. Stefani reported that Jeremy Eisenstein has offered to have a camera mounted at his house if it will help monitor the parking area.
- B. Float Awning. The new awning was torn during the windstorm and needs to be replaced. *Stefani made a motion to replace the awning, Heidi seconded. All in favor, motion carried.* We will order a new awning, same color.
- C. Fountains. David explained that the fountains are in and some adjustments were made.
- D. CC&R Committee. The committee lost steam and will pick back up after the first of year to complete the revision of the CC&Rs for membership approval.
- E. Budget. The 2008 Budget was discussed in detail. The major changes proposed were a raise for Tru-Green (landscaping) to \$1,797 (\$21,564 per year) and a 5% raise for Lantz Security bringing the annual fee to \$94,777. Other changes were monies for a Reserve Study at \$1,200; Pool Maintenance at \$3,170; Maintenance Services at \$7,600; Lake Repair was decreased to

\$4,500 from \$6,000 due to the new system. *Stefani made a motion for the board to accept the budget, David seconded. All others in favor, Motion carried.*

- F. Clubhouse Renovation. The assessment monies for the CH renovation will be put into a separate account. Alec and Dick will develop a change order system to follow during the project. Bids will need updating. Work is expected to commence in April/May.
- G. Halloween Happening was a success and cost \$364.97. David thanked the Haunted House team who were in attendance.

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

- A. Utility Shed. The windstorm also managed to severely damage the storage shed near the tennis court. The Board has ordered a new shed by Tuff Shed upon recommendation by Frank Miller. The shed will be installed tomorrow morning. Hank Zaghi would like to see the plants that were planted behind the shed grow higher or be replaced with plants that can hide the storage shed better from his view. Dick will speak to Tru-Green regarding the planting in that area. Robert Sprague mentioned that we should make sure the shed is anchored to the foundation. We will install a camping light in the shed as well.
- B. 2008 Board elections. Nominations have been mailed and so have secret ballots.
- C. Pool Service. The camera system caught that the pool service man had not serviced the pool. He left a message on Stefani's cell phone stating that his regular guy had a bad back and the replacement guy serviced Christy's pool for two weeks. When told Christy doesn't have a pool, he said that the guy had serviced someone's pool. He was asked to call Stefani back and as of tonight, he has not called back. We will have to adjust his bills (for chemicals and missing service days) and it may be time to look for another vendor. Vendors must be commercial and affiliated with the Board of Health.
- D. Pool Renovation. This item will be revisited and voted upon.

### **E. SPECIAL ASSESSMENT MEETING**

Evan Ancker from our management company counted the votes and the final tally was 54 FOR and 45 AGAINST. The Special Assessment passed and subsequently, the first payment will be due with the January, 2008 payment for the renovation of the Clubhouse which will commence in Spring, 2007.

### **Other**

- A resident recommended that we use durable goods for the CH renovation.
- Hank Zaghi thanked the Board for their hard work.
- David thanked everyone for the Halloween celebration and wished everyone a Happy Thanksgiving.

Meeting adjourned at 9:20 p.m.