

**MINUTES OF THE OAK LAKE ASSOCIATION
ANNUAL MEETING/BOARD ELECTION MEETING
DECEMBER 10, 2007**

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

Board Members Absent: John Drago

A quorum was established.

Guests: Alec Uzemeck, Patti Ginise, Matt McNeil, Doris Klega, Marilyn Williams and June Melody

ANNUAL MEETING/BOARD ELECTION MEETING

David read the annual statement for 2007 while Evan Ancker from Westcom, our management company, and Board members opened ballots. There not being a quorum of the membership to hold the Annual Meeting, the meeting was adjourned. In order to save the Association from the expense of running another election, the board unanimously determined that they would stand as is. However, David Kaufman, President and Heidi Mulligan, Secretary submitted their verbal resignations effective 12/31/07. *David Kaufman motioned that the Board of Directors accept the nominees, Alec Uzemeck and Robert Sprague, to serve on the 2008 Board of Directors, effective January 1, 2008. Stefani seconded, all those in favor, motion carried.*

Meeting was adjourned at 8:11.

**MINUTES OF THE OAK LAKE ASSOCIATION
REGULAR MEETING
DECEMBER 10, 2007**

Agenda Item 1: Call to Order

David, President, called the meeting to order at 8:12 p.m.

Agenda Item 2: Reading of Previous Meeting Minutes

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

Agenda Item 3: Treasurer's Report

Checking \$7,924.64, in the Reserve 3-month T-Bill account balance is \$49,034.34, the other 3-month T-Bill is \$49,509.33 and the (Money Market) Reserves were \$33,699.23.

Agenda Item 4: Delinquencies

Delinquencies: Lot 98 owes \$1,013.00. *Stefani made a motion to start foreclosure proceedings for Lot 98. David seconded, all those in favor, motion carried.* Thomas Tamura sent the Board a letter requesting that his late fee be dismissed. After discussion, it was determined that his request be denied. *David made a motion that Tamura's request for reversal of fees be denied, Stefani seconded. All those in favor, motion carried.* Evan will send a letter to Mr. Tamura. Other delinquencies are from the last period and Lot 154 also owes \$978.00.

Stefani made a recommendation for employee/security Christmas bonuses. *David made a motion that the Board approve the following bonuses, which Evan will prepare: \$300 for Dave (Daytime Guard); \$100 for the Weekend Guard and the Graveyard Shift Weekday Guard; \$50.00 for the Weekend Night Guard and \$200 for Frank Miller, Maintenance Engineer. Heidi seconded, all in favor, motion carried.*

Stefani told the Board and membership present about an incident where an individual went up to the Blok residence on Sedan and tried to force his way in. This happened just before the meeting tonight. The Blok's had called the police. Heidi had contacted the Guard who said that he had told the guy to leave, not knowing that he had attempted to enter a house unauthorized.

Agenda Item 5: Old Business

A. Clubhouse – Special Assessment Passage. Dick reviewed the status of the Clubhouse Special Assessment. The first installment for the Special Assessment will be due with January's payment. New and/or updated bids will be sought after the first of the year.

Online Votes

- A. Upper Denise. The 13 households on Upper Denise, Woodlake and Schoenborn, at their own expense, have requested permission to devise a clause that will be included in the revised CC&R mailing to the membership which will detail their request for a collective annual rebate of approximately \$5,003.44. This amount is equal to roughly 80% of the security service amount that they pay through the regular quarterly assessments but feel they do not receive. ***On 12-20, the Board voted to allow these households to seek legal advice on fashioning a clause to be inserted as a separate vote when the CC&Rs are sent out for revision to the membership. All in favor, motion approved.***
- B. Dick brought to the Board a proposal from Dynamic Fence to repair the three pool gates and the tennis court gate in the amount of \$365.00. The quote reads as follows: 1) Remove existing can't slam springs on three pedestrian pool gates. 2) Install new style springs on gates. 3) Install one new spring on tennis court gate and secure the chain link at bottom of gate. And 4) Adjust gates as needed. ***Board unanimously approved the work on December 24.***

Agenda Item 6: New Business

- A. Pool Renovation. The Board voted that they would accept Premiere's bid and further discuss the amount for the pool heater. ***David motioned that Premiere's bid be accepted to renovate the pool with the exception of the amount for the installation of a new pool heater. The Board will further research the pool heater proposal. Heidi seconded, all those in attendance in favor, motion carried.***
- B. There was short at the Security gate which burned some grass and has been taken care of.
- C. Security Contract Extension. Lantz will continue to provide security service to the neighborhood.
- D. Upper Denise. David stated the request of the 13 homeowners on Upper Denise and Woodlake, and Schoenborn for consideration regarding the monies they pay in equal amounts with the rest of the membership for security services. They are seeking permission to include a clause for passage with the CC&R revision that will give them a rebate for this budget line item due to the inequity. The 13 homes do not receive the same security service coverage as the other 184 homes in the association. After much discussion, it was decided that the Board needed real numbers in order to approve this request. David will run numbers and get back to the Board for a Board vote.
- E. Reserve Study. Dick explained the need for a reserve study. The study will cost \$1,200. Dick will schedule the reserve study.
- F. Zoning change to DeVry property. A notice was sent out regarding the construction of additional building space and 900 parking spaces at DeVry. This was discussed in detail. All Board members will look into further.

Meeting adjourned at 9:41 p.m.