

**MINUTES OF THE OAKLAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 11, 2006**

Board Members Present: David Kaufman; Heidi Mulligan; Christy McNeil/Rebecca Uzemeck; John Drago; Stefani Porter

A quorum was established.

Guests: Evan Ancker, Westcom Management; Peter Tornell; Alec Uzemeck; Bill & Maggie Caven; Robert Sprague; Regina Sadathosseini

Agenda Item 1: Call to Order

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

Agenda Item 2: Reading of Previous Meeting Minutes

Secretary read the minutes of the November 13, 2006 meeting. David made a motion to accept the minutes as read. John seconded. All in favor, motion carried.

Agenda Item 3: Treasurer's Report

◆ Pacific Checking Account \$29,523.73 ◆ Reserves \$76,698.21 ◆ Petty Cash \$133.60

Agenda Item 4: Delinquencies

Treasurer recommends that the Board look at the larger amounts due at the beginning of the year. Lot 98 for \$474.00; Lot 144 for \$474.00 and Lot 145 for \$414.00. And Lot 145 has a lien placed on 6/13/06 but the lien was removed. The Treasurer explained the delinquency procedure. Treasurer restated that the dues will not be raised this year.

Agenda Item 5: Old Business

- A. Speed Bumps. Speed bumps are in but there is a problem with the speed bump at the tennis court. Peter Tornell will contact GPM to get this speed bump extended – he has an idea for the drain. The speed bump at the Stop sign was also mentioned as being particularly low and needing to be increased in height.
- B. Property Behind Ducor. Peter will offer to help Phil Chau with his tree problem.

Agenda Item 6: New Business

- A. CC&R Review – CC&Rs come up for renewal in 2007. They need to be updated as they were written 40 years ago. David asked that the Board members start working on this item and would like some input at the January meeting.
- B. Employee Bonuses – Holiday bonuses for the security guards (John and Dave) was discussed and was agreed at \$200.00 each. As well, as \$500.00 bonus was approved for Jim Thomas with a thank you gift for his 20-year service to the community not to exceed \$600.00. *Stefani made the motion for the Board to give Jim a \$500 bonus and a thank you gift for years of service not to exceed \$600, Heidi seconded. All those in favor, motion carried.* Stefani will purchase the gift. The Board would like to make a presentation of Jim's gift at the January Board meeting.
- C. Application preparation for Maintenance position – Heidi prepared an application for Board review. Once finalized, it will be given to Rick Boldt for consideration of the Maintenance position that Jim is retiring as of 12/31/06.
- D. Void Item – Election Meeting to be held after evening meeting

- E. Investigate alternate funding concepts for Clubhouse – Robert Sprague reported that there is a possibility that film companies might be interested in using our neighborhood for filming. In particular, use the Clubhouse for a fire scene or other demolition could be arranged. Film companies pay well for the use of such facilities. Such a contract could pay for part, or all, of the Clubhouse rebuild. It was suggested that the Board seek out post Production companies and Location Managers/Scouts regarding this scenario, publications such as Variety, etc. are also good sources. Also Mr. Sprague mentioned that when revamping the CC&Rs the Board entertain including a clause about film companies including use of power, hours for filming, adult entertainment, etc. He also mentioned that Time Warner and SBC do not have the right to cut our streets because we own them. Robert Sprague agreed to serve as Special Interest Consultant for the community.

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

- A. Peter Tornell mentioned that he was told about, but did not witness, an incident that happened on Halloween night. It was reported to him that a boy was shot by a BB gun on Halloween night by one of the boys who previously had one of these toys in the neighborhood. The family would not come forward because they were afraid of retaliation. It was again reiterated that in such circumstances, the police should be called.
- B. Mr. Uzemeck thanked the Board for their work.

Meeting adjourned at 9:15 p.m.