

**MINUTES OF THE OAKLAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
and Continuation of Election Meeting
DECEMBER 19, 2005**

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

A quorum was established.

Guests: Evan Ancker; Linda Lewis

Call to Order

Dick Ginise, President, called the Continuation Election Meeting to order at 8:15 p.m.

ELECTION MEETING – Cont’d

Board members had to go in the field and get a few more ballots to make up a quorum of the membership. There were 50 ballots which constituted 25% of the membership. A quorum was established. Evan of the Management Company called for any nominations from the floor. There were none. *Stefani made a motion to close the nominations. David seconded. All others in favor, motion carried.* Evan stated that there were five nominees who were then to be recognized as the new Board Members. *John made a motion to unanimously elect the five nominees to the Board. David seconded. All others in favor, motion carried.* Thus, the new Board Members held nominations for officerships.

- *Stefani nominated David Kaufman as Board President, Heidi seconded, all others in favor. Motion carried.*
- *Heidi nominated John as Vice President, Stefani seconded, all others in favor. Motion carried.*
- *Heidi nominated Stefani as Treasurer, John seconded, all others in favor. Motion carried.*
- *Stefani nominated Heidi as Secretary, David seconded, all others in favor. Motion carried.*
- *Stefani nominated Christie as Director, David seconded, all others in favor. Motion carried.*

The term of the New Board of Directors will be January 1, 2006 – December 31, 2006.

Election Meeting was called to adjournment at 8:21 p.m.

Agenda Item 1: Call to Order

Dick Ginise, Present President, called the regular Board of Directors Meeting to order at 8:21 p.m.

As established, all Board members were in attendance. There were no guests.

Agenda Item 2: Reading of Previous Meeting Minutes

Heidi read the meeting minutes of November 14th. Minutes to stand approved as read. *David motioned to accept the minutes, John seconded. Motion passed.* Heidi read the meeting minutes of December 10. Minutes to stand approved as read. *David motioned to accept the minutes, Dick seconded. Motion passed.*

Agenda Item 3: Treasurer’s Report

Stefani reported the balances in the accounts to be:

◆Pacific Checking Account \$25,033.51 ◆Reserves \$38,387.49 ◆Petty Cash \$141.40

Agenda Item 4: Delinquencies

Stefani reported that the Sampo house Lot 56 still owed. Lot 59 has paid in full. Lot 66 made a partial payment on 12/1 for \$150. Lot 119 is in arrears; Lot 126 had an outstanding fine. Lot 167 is in arrears; and Lot 179 owes \$512 and had recently changed hands.

Agenda Item 5: Old Business

- A. Clubhouse – All items still pending.
- B. Security Camera. John reported he had received a 2nd bid for a camera system from Global Custom Security in Agoura for \$8,946 for two cameras. This bid is lower than the Inner Eye bid. He briefed the Board and it was decided to have a representative from Global come and speak to the Board at the next meeting, if possible. We need to find out about warranty, average response time, ongoing training, etc.
- C. Rules and Regs. The revised rules and regs will be sent out in January to the membership. Two additional rules will be emailed to Board members for approval. Piedrahita house has car with blocks behind the tires in driveway – looks like the auto is disabled. Dick mentioned we need to execute a new contract with Westcom to include their new duties of checking the community for infractions.
- D. Security. Lantz needs to be docked 3 hours for lateness on Saturday. The Guard showed up on the 10th three hours late, wearing USC slippers and said he was asked to come late. Even though Jim had painted the Guard Station doors, no Board members had authorized the late arrival time. This Weekend Guard should be let go. He has lied to the Board, is unprofessional in his manner, has been seen smoking in the Guard Station and has repeatedly been asked not to park at the island. David will request this action from Lantz.
- E. Financials. The Board has the final budget for 2006. Dick thanked everyone for their work.
- F. Paint Electrical Boxes – The contractor came back to Dick to say he had not looked at the boxes closely enough and wants more (\$60/ea) to do the job. It was decided that the contractor will spread the job over both years to avoid being 1099'd. There are 14 boxes.

Agenda Item 6: New Business

- A. Tennis Court Screens. We have a bid for \$1,050 to replace the tennis court screens. Can't get any other companies to give bids. Jim got the bid from someone he knows from CSUN. Board members will look at and this item will be brought up at January meeting.
- B. Holiday Bonuses. Bonuses for Jim and Dave, the Security Guard, were discussed. ***Dick made a motion that Dave, the Security Guard, be given a \$100 bonus check and Jim Thomas be presented with a \$200 bonus. David seconded, all others in favor. Motion carried.*** Dick will find out Dave's last name.
- C. Revello Burglary. Susan Revello called the Clubhouse and Jim happened to answer the phone. She reported that she was robbed (8322 Upper Denise) over Thanksgiving weekend. This information will be included in the next issue of the Honker.

Agenda Item 7: Comments and Questions

- Stefani will get bid for new pool service company after first of year.
- Heidi reported that the holiday party had a low turnout. The annual social events are currently under review by the Social Committee for possible reorganization in 2006.
- Stefani reported on other West Hills happenings i.e. proposed apartment building at Fallbrook and Vanowen.

Agenda Item 8: Adjournment

Meeting adjourned at 9:15 p.m.