

**MINUTES OF THE OAK LAKE ASSOCIATION
REGULAR MEETING
JANUARY 14, 2008**

Agenda Item 1: Call to Order

Stefani Porter, past-Treasurer, called the meeting to order at 8:05 p.m. All other new Board members were also present – John Drago, Dick Ginise, Robert Sprague, Alec Uzemeck - a quorum was established.

Guests included: Heidi Mulligan, Frank Miller, Patti Ginise, Hank Zaghi, Jay Seashore, Yossi Yomtov and Alex Wasserman.

Agenda Item 3: Reading of Previous Meeting Minutes

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

Agenda Item 4: Treasurer's Report

Checking \$26,697.87, in the Reserve 3-month T-Bill account balance is \$49,509.33, the other 3-month T-Bill is \$49,034.39 and the (Money Market) Reserves were \$29,867.73 and the Special Assessment Fund balance was \$19,442.20.

Agenda Item 5: Delinquencies

Delinquencies: Lot 98 owes \$1,551.20 and a lien was placed on 11/26/07. Lot 84 with 9/28 as the last payment owes \$1,101.20; Lot 142 (which has a lien) owes \$1,147.20. There has been no communication and it is scheduled to go to foreclosure. Lot 44 owes \$952.20 and Lot 154 owes \$1,516.20 with a lien being placed on 10/10/07. It seems the bank is foreclosing on this property. Lot 179 last paid on 8/2/07 and currently owes \$1,147.20. A guest suggested that a letter stating that members' credit ratings could be affected by liens and foreclosures might be warranted.

Agenda Item 2: Election Results

The new Board members were introduced. The Board held a private meeting in the office to elect the new officers. Dick nominated Alec for President, Stefani seconded; Alec nominated Stefani as Secretary/Treasurer, Robert seconded. Robert nominated John as Vice President, Alec seconded; Dick was nominated Co-Chair of Special Projects and Robert was nominated as Director at large.

Agenda Item 6: Old Business

- A. Pool Renovation – The Board voted on the addition of a new pool heater. *Alec made a motion that Premier's bid include the new pool heater. John seconded, all in favor.* Motion passed. contract will be accepted and the work scheduled.
- B. Board vote on Upper Denise. This was discussed once again and it is now up to the "13" to furnish the Board with the verbiage to be used in the CC&R vote.
- C. Security Gate Electrical Problem. There was a small electrical burn at the entrance caused by a conduit that goes into the lawn that resulted in a temporary loss of power. It has been repaired.
- D. Reserve Study. The Board is required to have a Reserve Study completed every four years. The Board has approved of a site visit reserve study to be conducted soon. Dick will need updates to the current reserve study. Heidi will help with this.
- E. Rezoning change at the DeVry property. This was discussed at length. Things are moving very fast. There were mailings that never made it to our residents. Meetings have been scheduled to explain the proposed development with the community and our own committee will also be meeting to discuss holding a neighborhood meeting regarding this development. It was agreed that we need to gather in force for our voice to be heard and even join with other surrounding neighborhoods. Alec is to attend Friday's meeting regarding the Sprint towers at the north end

of Devry's property. A letter has been sent to our Councilman and Alec has begun research at the city level with city government agencies. Circulating a petition was also discussed.

- F. Tree trimming. Dick reported that the cost to trim 8-9 trees was only \$757.00.
- G. Gate repair. The north gate and other gates have been repaired, however adjustment does need to be done on one. Dick is withholding payment until the work is satisfactory.
- H. Pool vandalism. Just before Christmas, Frank reported that vandalism had occurred at the pool. A trash can, hose reel, and bench were thrown in the pool. There was over one case of beer cans and Jack-in-the-Box wrappers and dirty magazines. A panel of the pool enclosure had also been kicked in. The camera film was reviewed, however positive identification could not be made. Angles of the cameras and lighting issues were observed and John will contact the camera people for adjustments. However, the Guard wrote up the incident and identified guests of a resident (8325 Ducor). The Board discussed the incident at length and voted to impose an immediate \$100.00 fine for the vandalism. The vandals will also be denied access to the neighborhood. ***Alec made the motion to fine Hajibagheri \$100.00 for vandalism caused to the pool area and to send out the accompanying letters, Stefani seconded.*** All in favor. Letters will be sent to Hajibagheri and his tenant. A copy of the letter will also be sent to Sue Herold of the Police Department.

Agenda Item 7: Review Existing Committees and Chairs; List

The Board named and listed out all of the committees. Following are the Committees and their Chairs. Members will be recontacted and ask if they wish to still be involved.

- CC&Rs/Rules and Regulations – Chair, Heidi Mulligan
- Architectural – no Chair assigned
- Clubhouse Renovation – Chair, Dick Ginise
- Finance – Chair, Stefani Porter
- Pool Renovation – Chair, Heidi Mulligan
- Lake – No chair assigned
- Management Company and Maintenance – No Chair assigned
- Security – Chairman, Dick Ginise
- Filming – Chair, Robert Sprague
- Social – Chair, Heidi Mulligan
- Landscape – Chair, Tami Roman
- Neighborhood and Agency Relations (just established) – Chair, Alec Uzemeck

Other

- Resident Tang sent a letter to board regarding construction.
- The Board received a letter regarding the availability of the Clubhouse for polling on 2/5/, 6/3/ and 11/4/08. Dick will respond.
- Alvarez (8301 Sedan) wrote a request for his fines to be reversed regarding his lawn. The lawn is currently being replaced. ***Dick motioned to reverse the fines for 8301 Sedan, John seconded, all those in favor. Motion carried.***
- Dick reported that Gene Pira has informed the Board that one of our backflow devices failed a test and needs replacing. The bid is for \$1,750.00 ***Alec motioned that Gene Pira conduct the needed repairs for the amount of \$1,750.00, Dick seconded. All those in favor, motion carried.***
- A resident brought up that the new fountains would look good with lights. The Board mentioned that we had the option to add lights and Dick will look into the cost.
- Our American Flag at the entrance needs replacing.
- Our float awning also still replacement.

Meeting adjourned at 9:53 p.m.