

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 14, 2005**

Board Members Present: Dick Ginise; Stefani Porter; Heidi Mulligan; David Kaufman; John Drago  
A quorum was established.

Guests: Patti Ginise; Jana Weber; Linda Zeidman; Regina Arjang Sadathosseini; Ruth Bartnoff; Hank Zaghi; and Tod Fritts

**Agenda Item 1: Call to Order**

Dick Ginise, Board President, called the meeting to order at 8:03 p.m.

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

Heidi read the meeting minutes of February 14. There were minor corrections.

*Stefani motioned to accept the minutes, David seconded. Motion passed unanimously.*

Heidi read the meeting minutes of February 28. There were minor corrections.

*David motioned to accept the minutes, Stefani seconded. Motion passed unanimously.*

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

Stefani reported the balances in the accounts to be:

◆Pacific Checking Account \$30,453.96   ◆Reserves \$29,438.41   ◆Petty Cash \$223.80

Stefani mentioned that \$1500 was taken from the Reserves to pay for the Architect (for Clubhouse).

**Agenda Item 4: Delinquencies**

Delinquencies: Lot 83 for \$387.00, NOD given, as of 3/18/05 a lien will be placed; Lot 138 for \$387.00 received NOD, 3/18/05 a lien will be placed; Lot 77 paid today. Lot 144 arrears \$210.00 for over 60 days and Stefani recommended that we decline rental of Clubhouse due to these past due amounts.

**Agenda Item 5: Old Business**

- A. Street Repairs. Dick reported that repairs will be made this Wed, Th. and Fri. where there are white marks in the street. Those residents in the vicinity of these areas need to refrain from using their sprinklers for a few days. There will be extensive repairs at the Guard Station as the cobblestone is scheduled for replacement. The sealing of the streets is scheduled for Wed. April 20 through Fri, April 22, depending on weather.
- B. Clubhouse Architect. Dick reported that there is a meeting scheduled tomorrow at 8:00 a.m. with the Architect. Measurements will be taken and a walkthrough will be done of the Clubhouse structure. Board is invited attend the meeting. The preliminary report is available for viewing on the website.
- C. Rules and Regulations. Dick reported that the Board is in the process of revamping the Rules and Regulations/House Rules. Everyone will be aware of the changes.
- D. Oak Lake Resident List. Dick thanked Patti for the hard work on the resident list that has been given to the new Security company.
- E. Other. The decal parking procedure was mentioned and Dick again thanked Helen Zaghi for her work on this. Hank reported that we need to order more decals. Jill Haberman may know who we previously ordered from.

### Agenda Item 6: New Business

- A. Spring Fling. The Spring Fling was tentatively scheduled for April 16, 2005.
- B. Office Copier. Heidi mentioned the need for a new office copier. ***Dick made a motion for the Association to buy a new photocopier for \$400 plus tax. All those in favor, Aye. Motion unanimously carried.*** Heidi will look into.
- F. Canadian Geese. They are on the island nesting and are not to be disturbed. Jim will put up barricade hopefully this weekend.
- G. Comments and Questions
- Insurance Payment. Dick mentioned that the annual insurance is due and that he would like it to be spread out between two payments. Stefani will talk to Evan re: this.
  - Signer Cards. It was mentioned that new bank cards need to be executed by the new Board.
  - The Audience mentioned that there were lots of baby fish in the lake, and turtles around. West Nile Virus was also mentioned. Board will wait for to see what the reports say before spraying again. It cost \$2,000 to spray the lake and takes hundreds of gallons to do.
  - Stefani discussed the Topanga Canyon/Westfield Mall planned expansion. She also mentioned that the next West Hills Neighborhood Council meeting is on April 7 at the 911 Center at 7:00 p.m.
  - Street light out on Samra. Notification procedure through telephone # 311 was discussed.
  - Letter to 8356 Sedan needs to go out stating that only one lawn sign is allowed per lot.

Meeting adjourned at 8:45 p.m.

**MINUTES OF THE OAKLAKE ASSOCIATION  
EXECUTIVE SESSION HELD IMMEDIATELY FOLLOWING  
BOARD OF DIRECTORS MEETING  
MARCH 14, 2005**

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

Dick called the meeting to order at 8:55 p.m.  
A quorum was established.

Dick explained the need for a conference call with Management and our Attorneys in regards to discussing possibly filing an injunction against the owner of 8480 Darlene. The problems regarding recent rules and regulation violations of the tenants living at the residence were discussed. ***David motioned to approve Dick attending the conference call to further discuss the likelihood of filing an injunction. John seconded. All those in favor, Aye. Motion passed unanimously.***

While in session, Patti Ginise returned to say there were two teens in the bushes near the tennis court. She felt they were up to something. One of the teens was believed to be the driver of a two-toned VW automobile. This same individual had previously cut-off Stefani on the road. This led to a brief discussion of the Rules and Regulations.

Meeting adjourned.