

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

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

Guests: Patti Ginise; Tod Fritts; Regina Sadathosseini

Agenda Item 1: Call to Order

Dick Ginise, President, called the meeting to order at 8:05 p.m.

Agenda Item 2: Reading of Previous Meeting Minutes

Heidi read the meeting minutes of October 10th. Minutes to stand approved as read. *Stefani motioned to accept the minutes, David seconded. Motion passed.*

Agenda Item 3: Treasurer's Report

Stefani reported the balances in the accounts to be:

◆Pacific Checking Account \$43,414.90 ◆Reserves \$30,378.17 ◆Petty Cash \$141.40

Agenda Item 4: Delinquencies

Stefani reported that the Sampo house has fines of \$275.00 that have not been paid. After some discussion, *Heidi made a motion to waive the \$275.00 currently owed in fines by the owners (Sampo) of 8480 Darlene. Dick seconded. Motion passed by unanimous vote.* Other delinquencies included: Lots 59, 66, 98, 119, 144, 167, 179 and 182.

Agenda Item 5: Old Business

- A. Proposed Budget. Stefani mentioned that the proposed budget must be voted on. The new budget reflects a 7+% increase that will bring the dues to \$354 per quarter. Also, a new process will be implemented for the new Board which will entail that each account overseen by a particular Board Member will be checked every couple of months to ensure budget compliance. It was agreed to review the proposed budget at the end of the meeting for passage.
- B. Clubhouse Consultant (Bids). We currently have two bids. The last contractor found some other issues. One issue is the porch columns which are not to code. The architect will be drawing a new sketch for these. Another issue is the glazing (must be double) on the windows. Though, we may be able to sidestep it because it is an energy issue and the building is not an "occupied" building.
- C. Speed Bumps. It was reported that management has advised the Board that it can place speed bumps in where it sees fit. The Association would like to pay for any additional speed bumps. They cost approximately \$425.00 each. We know that we need one on Ducor and one on the hill on Denise. The Board will call a meeting for the community to discuss the speed bumps and then make a determination of where to place any speed bumps. This issue will be taken up next year.
- D. Security Camera. John spoke with Vik Shah, who gave his opinion. Mr. Shah stated he is not a licensed contractor so probably would be unable to bid on the project. Yet he stated that he was concerned that the cameras were outside and unprotected. He wanted to see them inside the Guard Station. This does not seem feasible because of glare from the windows, positioning of the cameras in order to capture license plate numbers, etc. This item will be budgeted through the Reserve Account. John will attempt to get another bid.
- E. Rules and Regulations. Two rules will be added. One stating no fireworks and another about bins/storage units. The Rules and Regulations will state that any bin/storage unit placed over one week must be approved by the Board of Directors.

Phone Votes:

On November 6, 2005 Dick signed a contract that the Board approved, via phone vote, to ***replace a section of the wrought iron lake fence at the Zaghi's house for the cost of \$2,748. All Directors were in agreement, motion passed unanimously.*** The funds came out of the Reserve account.

The Board also voted, via phone vote, about restriping the streets. ***The Board unanimously approved the expenditure for restriping and painting the streets.*** We also need Fire Lane painted at the fire lane. The tree is also growing back and needs to be sprayed again for the roots to die.

- F. Tree Trimming. Some trimming needs to be done in December. Got a bid from Tru-Green for \$2,346 to do 23 trees and a bid from another contractor for \$4,725 for 33 trees. Dick calculated Tru-Green's proposal at \$102 per tree and the other guy at \$143 per tree. We only have \$700 left and will have Tru-Green start.

Agenda Item 6: New Business

- A. Electrical Boxes. These will be painted by a contractor as Jim just does not have time. Dick got a bid for \$50.00 per box to sand and paint. There are approximately 12 boxes, 2 of which have already been done. This was a verbal quote. Dick will recount them. ***John made a motion to have the electrical boxes in the neighborhood painted by Luis Acuña for \$50.00 apiece. David seconded. Other Board Members in favor. Motion passed.***
- B. Pool. Stefani will seek bids for a new pool guy. It has been determined that Josh is not doing a sufficient job.
- C. Budget. There is some flexibility. The Board reviewed the Budget with Stefani summarizing the proposed changes. The Association will be putting \$60,000 in the Reserve account for 2006. An increase of \$8/month or \$24.00/quarter is being made. After some discussion, ***David made a motion to approve the budget, Heidi seconded. Remaining Board Members in favor. Motion passed.***
- D. Security. Stefani complained about the weekend Security Officer.
- E. Other.
 - Heidi mentioned that the pool area is in need of new pool chairs. The Board also discussed the umbrellas and determined that we should consider the umbrellas as a disposable/seasonal item every year. Price for umbrellas and chairs will be researched closer to the warmer months.
 - The canopy at the dock needs replacing.
 - The \$2,500 that the Association was paid from NBC for filming, was put into the general account.
 - Upper Denise fence slat replacement has started.
 - A sturdy trash can in common area is also still needed.
 - Jim will be asked to paint the Guard Station doors.
 - Nominations. Four Board nominations are in hand. Dick stated that he will not be running for the Board in 2006. Board members expressed their disappointment. Heidi stated that she would like a Clubhouse Committee started with Dick as Chairman. Dick agreed, as did all other Board members. Stefani mentioned having a party for Dick, he graciously declined. Dick thanked the Board members for their work.

Meeting adjourned at 9:10 p.m.