

**MINUTES OF THE OAKLAKE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 17, 2018**

Meeting started at 7:30 p.m.  
All board members present

August 13, 2018 minutes were read and approved by all.

Operating account: \$31,050.84  
Reserve Account: \$123,909.44

Summary of Executive

Changed October meeting to the 15<sup>th</sup>  
Fine letters were reviewed  
Approval of replacement fence for north Sedan

Jim

Lights on the guard shack are on in the morning because of the heat. Matt said maybe we should do dusk to dawn sensors  
Jim's shack work is on hold until Rick gets better  
A guard is stuffing the toilet with paper

Streets

We are fixing the sidewalks and we will send a letter that this is a one- time fix and in the future it is the responsibility of the homeowner. Jay made a motion to accept. David S. seconded. All in favor

Pool

Steve's Pool in Stevenson Ranch is working on fixing the pool light

Landscaping

There is a new leak on the curb by the clubhouse  
New Landscape Proposal from Legacy landscape services is \$1900. We pay \$1930 now which will be raised to \$1985 next year by Landcare. Dick highly recommends them. Approval will be based upon tweaking the contract by adding a penalty clause. David S. made a motion to accept. David C. seconded. All in favor.

Tennis Courts

Lights are E/W and should be N/S

Lake maintenance proposal

Right now we pay \$1394 for lake maintenance and \$300 for debris maintenance. Emilio Sanchez who now does the debris maintenance will do all the work for \$1400 a month once a

week service. He doesn't have any employees so he doesn't need workman's comp. Approval will be based on our lawyers approval. David C. made the motion. Jay seconded. All in favor

### Security

September 16th the guard was late and Stefani spoke to Joe and asked him to have the billing reflect that. Matt said we are at a standstill with the security company about the contract because he wants a performance penalty clause.

David Salmonson handed in an envelope of security votes. When asked if he also had "no" votes he said there were about 50 people who didn't want 24 hour but they didn't want to fill out the paper. Stefani said that she will have the count by the next meeting. David recommended Professional Security Guard in Chatsworth. Matt asked him to have them send their proposal to the management company.

### Homeowner's Open Forum

Tree maintenance at the 911 facility is lax. David C. sent a letter to the councilman.

Frank Miller wanted to know why the water wells were covered. We didn't know but there are still a few in the area that aren't covered.

Meeting adjourned at 8:35 p.m.