



BOARD OF DIRECTORS

OPEN SESSION

AGENDA

AUGUST 21, 2010

Saturday, 10 am, at the Clubhouse

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**I. CALL TO ORDER**

**II. ROLE CALL AND FLAG SALUTE**

**III. EXECUTIVE SUMMARY**

The following may be discussed in Executive Session

- *Litigation matters*
- *Member discipline*
- *Matters relating to contracts with third parties*
- *Personnel matters*

**IV. MEETING MINUTES APPROVAL**

**Pages 1 & 2**

A. Approval of the July 17, 2010 Board of Directors meeting minutes

**Action Required:** Board approval.

**V. FINANCIAL statement**

**Pages 3 - 9**

A. Approval of June, 2010 Financials as presented.

**Action Required:** Board approval

**VI. AUTHORIZATION TO LIEN**

**Page 10**

**Background:** The property owner of APN 012-266-070 is severely delinquent and has been placed in collections. The first step is for the Board to authorize Sunrise Assessment Services to proceed with recording the Notice of Delinquent Assessment on the above referenced files.

**Action Required:** Board approval

**VII. COMMITTEE REPORTS**

- |                        |                  |
|------------------------|------------------|
| ➤ Station 34           | ➤ Finance        |
| ➤ Recreation           | ➤ Safety         |
| ➤ Architectural Review | ➤ Beautification |

➤ Private Marina

➤ Newsletter/Web-site

➤ Oak Shores II

## VIII. OLD BUSINESS

### A. Zero Tolerance for Workplace Abuse

Page 11

**Background:** Federal Labor laws require that all employers provide a work environment that safe and not hostile to the employees. It is the Boards intent to provide such a positive working environment for its employees.

**Legal Impact:** Compliance with Federal Labor Laws

**Action Required:** Board approval

### B. Draft Fine Schedule

Page 12 - 18

**Background:** The draft fine schedule has been mailed out to all the owners for a 30 day review per Civil Code. Comments and suggestions have been reviewed. The fine schedule has not been reviewed and changed since 2008.

**Action Required:** Board approval

### C. Eicholz Easement Request

Pages 19 - 32

**Background:** Mr. Eicholz is an owner in Oak Shores and also owns land near or adjacent to the Oak Shores II development. He has 40 acres that he would like to develop. Since his 40 acres are zone for ranching, he can only build a house and some other ranch related buildings. He is asking the Association to grant him a permanent easement to travel through Oak Shores that would travel with the land so he can meet the counties requirements The County is requiring that he get a permanent easement from Oak Shores before he can get a permit to build. Currently he has an easement to travel on Tierra Redondo road to get to his property. He would need to improve this road in order for construction equipment to get to his property. This would be very expensive. After the construction is finished, the agreement would end. Mr. Eicholz is asking that the Board give him a permanent easement. The Easement committee does not recommend granting a permanent easement but rather granting a limited use license agreement for the construction phase of his building.

**Action Required:** Board Discussion

**IX. NEW BUSINESS**

**A. Inspector of Election**

**Background:** The board needs to appoint an Inspector of Election prior to the Annual meeting. Jim Rice has volunteered to hold this position.

**Action Required:** Board approval

**X. MANAGER REPORT**

**Pages N/A**

**XI. HOMEOWNER FORUM (Member Comments)**

Each homeowner will be given 3 – 5 minutes to speak in accordance with the Open Meeting Act 1363.05, or a total of 20 minutes will be granted for all to address the Board regarding items of interest or concern.

**ADJOURNMENT**

**Next Meeting:**

The next meeting is scheduled for Saturday September 18, 2010. The Executive Session begins at 8:00 am and the Open Session commences at 10:00 am.