



BOARD OF DIRECTORS
OPEN SESSION
AGENDA

APRIL 17, 2010

Saturday, 10 am, at the Clubhouse

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 March 20, 2010 Board of Directors meeting minutes

Action Required: Board of Directors approval.

V. FINANCIAL Statement & Approval
Packet

Separate

In December, all property owners were billed for the 1st half 2010 Dues, totaling \$628,038.00 and \$87,187.50 for Rubbish. Of the amount billed for the dues, to date, we have received \$571,517.64. Of the amount billed for Rubbish, we have received \$80,300.85. On January 16th over a hundred Late Notices were sent out to all owners that had not paid. On March 1st the office sent out 56 Final Notices to those owners that still had not paid. The first week in April the office called 29 property owners that still had not paid, in a final attempt to collect the 1st ½ 2010 Assessments. Even after the final attempt to collect phone calls, there are still currently seven (7) owners that have made no attempt to pay their assessments and/or contact the Association to make a payment arrangement, and these owners will be turned over to collections on April 16th if payment has not been made. Lastly, excluding the seven delinquent property owners above that may be turned over to collections; there are currently 17 property owners in Collections.

Action Required: Board approval of the December Year End Financials and January and February 2010 financials.

VI. AUTHORIZATION TO LIEN

Page 3

Background: The owner of the property with APN #: 012-261-027 has become delinquent and has been placed in collections. The first step of the Collections process is to place a lien against this property in an attempt to collect the debt. Please note that the homeowner has advised the Association that the home most likely will be foreclosed on by the bank in the next few months.

Action Required: Board vote to place a lien against this property.

VII. COUNTY OF SAN LUIS OBISPO PRESENTATION

Background: The County of San Luis Obispo is launching a program to educate the boaters that use both Lake Nacimiento and San Antonio to the impending danger of the Quagga or Zebra mussels to our lakes. People from the County will be doing a short presentation with Q&A on the new program.

Action Required: Board presentation

VIII. COMMITTEE REPORTS

- Station 34
- Recreation
- Architectural Review
- Private Marina
- Finance
- Safety
- Beautification
- Newsletter/Web-site
- Oak Shores 2

IX. OLD BUSINESS

A. ACCESS CONTROL REPLACEMENT

Sent via email

Background: The current Telephone Gate Entry Access system is very old and we are being informed that parts are becoming harder and harder to find. Management is recommending replacing the system before Labor Day 2010. The Reserve Study indicates that we should be replacing the system in 2012 and is budgeted for \$6200.

Financial Impact: Approximately \$12,700

Action Required: Board discussion

X. NEW BUSINESS

A. Reserve Expense for newer pontoon boat

Pages N/A

Background: One of the Associations pontoon boats has some serious issues. The boat motor needs major repairs and this could run between \$1,500 to \$3,000. The pontoons are very old and have become fragile and are starting to fail. We have one major leak and several other small ones that appear to be getting worse. Management is recommending replacing the boat with a newer one. The two pontoon boats are scheduled to be replaced in 2011. The reserves have \$20,000 budgetted for replacement. We have the opportunity to purchase a newer triton boat for \$6,000. We have \$3000 remaining of the insurance paid to the association for the storm damage repair to the public docks that we could use for this purchase. This would leave the need for association to take out \$3000 from the reserves.

Legal Impact: N/A

Financial Impact: \$3000 to \$6000

Action Required: Board approval to purchase a newer pontoon boat with a cost not to exceed.

B. Homeowner request to modify their trash fees

Page 4

Background: Jim Bannister of 2624 Crow's Nest Circle is asking the Board to modify what he is paying for trash service due to the location of his home. (see attached letter)

Action Required: Board review and discussion

C. Easement Request

Pages 5-7

Background: A resident in Oak Shores, John Eicholz is asking the Board of Directors to grant him an easement to travel through Oak Shores in order to get to his property. Mr. Eicholz's property is east of phases 2-6 in Oak Shores II. He will need to get permission from the owner(s) of Oak Shores II also. Mr. Eicholz property is zone as rural and cannot be developed other than building a home for himself and his family. The only other access to his property is on CR-22 an undeveloped county road.

Action Required: Board discussion

D. Approval of Draft Audit

Pages 8-18

Background: Each year the Association does a complete audit with our CPA.

Action Required: Board approval of the 2009 Audit

XI. MANAGER REPORT

Pages N/A

XII. 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.

XIII. ADJOURNMENT

NEXT MEETING

The next meeting is scheduled for Saturday May 15, 2010. The Executive Session begins at 8:00 am and the Open Session commences at 10:00 am.