



OAK SHORES COMMUNITY ASSOCIATION, INC.

www.oakshores.us

BOARD OF DIRECTORS

OPEN SESSION

AGENDA

MARCH 20, 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 - 3

A. Approval of the February 20, 2010 Board of Directors meeting minutes

Action Required: Board of Directors approval.

V. FINANCIAL statement

A. The 2009 Audit has taken longer than expected. We did not receive the Adjusting journal entries from the auditor in time to make the December adjustments that must be made to close out the books for 2009, prior to the March Board meeting. The January and February financials cannot be finalized until the books have been closed out. The financials will be provided to the Board as soon as they are complete.

VI. COMMITTEE REPORTS

- | | |
|------------------------|-----------------------|
| ➤ Station 34 | ➤ Finance |
| ➤ Recreation | ➤ Safety |
| ➤ Architectural Review | ➤ Beautification |
| ➤ Private Marina | ➤ Newsletter/Web-site |

VII. OLD BUSINESS

Pages N/A

A. APPROVAL OF DRAFT ARC POLICES

Background: The Board of Directors asked the ARC to review and make recommendations to the current ARC Guidelines. The Staff and ARC have worked very hard to implement all of the items out of the new CC&Rs and to re-write the guidelines to make them much more user friendly. The draft ARC guidelines were mailed to each and every member in accordance with Civil Code. Comments and recommendations were given to the ARC for consideration.

Legal Impact: N/A

Financial Impact: N/A

Action Required: Board approval of Draft ARC Guidelines

B. ACCESS CONTROL REPLACEMENT

Background: The Board postponed this item at the last meeting and requested that the Staff obtain 3 quotes and compile more information. The Staff is not prepared with this information at this time.

Action Required: No Action Required/Information Only

VIII. NEW BUSINESS

A. Staff Goals

Pages 4-8

Background: Each department within the Association was asked to develop goals for their department. These goals will give the Board of Directors and members a better understanding of the direction each supervisor is taking with their staff.

Action Required: Board update

IX. MANAGER REPORT

Pages N/A

X. 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.

XI. HEARING

Pages 9-19

Background: Mr. Ken Watts has been seen coming in and out of the community on many occasions in a white Toyota Camry and a White Toyota pickup without any Oak Shores vehicle sticker on his windshield. On 12/23/09 Mr. Watts entered the community in a white Toyota Camry license plate number 6HBL332 without a sticker on his windshield. The General Manager spoke with Mr. Watts about the need to have a sticker on his vehicles. Mr. Watts assured the General Manager that he would stop by the front gate and get a sticker. On 12/29/09 Mr. Watt drove another vehicle into the community without a sticker on the windshield. He was sent a warning letter letting him know that if he entered the community again he would receive another citation and that the General Manager would ask the Board of Directors to fine him for each incident. On January 29, 2010 Mr. Watts's truck was seen parked in his driveway. Peggy Johnson, at the General Managers request, placed a sticker on the windshield and left a warning citation on his windshield. Later that afternoon another code enforcement staff member passed by Mr. Watts's house and noticed that his white truck did not have a sticker on it. Upon hearing this, the General Manager asked that a citation be placed on Mr. Watts' truck notifying him of his fine and his hearing date of March 20, 2010. **Mr. Watts has constantly refused to follow our policy on having an Oak Shores sticker on each and every vehicle owned by an owner.** Note: In 2009 Mr. Watts refused to follow the ARC guidelines on filling out an application for repairing his shake roof.

Financial impact: \$50 fine per occurrence for a total of \$150

Legal impact: The CC&R's state in Article 8 Vehicles and parking 8.8 Insurance and Stickers: all vehicles shall be insured and properly display an Oak Shores sticker. OSCA Active Rules and Regulations #7 Entrance Identification Policy state that "any vehicle not displaying a current Oak Shores Community entry sticker must register at the Oak Shores Community Association entry gate"

Action Required: Hold a hearing with Mr. Watts.

ADJOURNMENT

NEXT MEETING

The next meeting is scheduled for Saturday April 17, 2010. The Executive Session begins at 8:00 am and the Open Session commences at 10:00 am.