



OAK SHORES COMMUNITY ASSOCIATION, INC.
2727 TURKEY COVE ROAD, BRADLEY CA 93426
www.oakshores.us

BOARD OF DIRECTORS MEETING
MINUTES
November 9, 2007
Friday, 9:00 a.m., Clubhouse

8:00 a.m. **Executive Session (Not open to membership)**

9:00 a.m.

Call to Order, Roll Call – The meeting was called to order at 9:21 a.m. by Bob Lever. Roll call was taken by Stephanie Dayton: Sue St.George, Diane Taylor, Randy Gillenwater, Bob Lever, Bob Sutherland and Dan Wheeler were present, Don Reader was excused.

1. **Announcements from Executive Session** – Bob Lever announced that in Executive Session the ongoing legal matters were discussed. Bob stated that the Association's insurance company is handling the majority of these legal matters and that there has been some negotiations put on the table for discussion, but there is not much else that can be discussed in a public meeting regarding this lawsuit.
2. **Approval of Minutes from October 20, 2007** – Diane Taylor stated that Jim Money had made the comment that the Community could possibly help with the insurance for Station 34. She wanted to announce that this had already been included in the 2008 Budget. Diane Taylor moved for approval, Bob Sutherland seconded. Motion passes 6/0.
3. **Additions to/Deletions from the agenda** – Annette added item 5(D) to the agenda: Audit and accounting clean-up proposals from a new CPA, Porter & Company.
4. **Treasurers Report** - Diane Taylor stated that she will not be giving a treasurer's report until the new audit has been completed.

Reports from Board Members – Bob Lever asked if any of the Board members had any reports they would like to make before starting new business (Reports from Board Members was removed from the agenda). Randy Gillenwater commented that the Association needs to begin the bid proposal process for the 2008 scheduled roadwork. This item has been added to the Action Items list from this meeting.

5. **New Business**

- (a) **Budget 2008** – Diane Taylor read report explaining many of the changes that the Community will see in the 2008 Budget (see attached). Bob Lever moved to approve the 2008 Budget, Sue St. George seconded. Motion passes 6/0.
- (b) **San Luis Obispo County guest speakers** – Presentation by Mark Hutchinson and Jeff Werst presenting an informational update on the proposed upgrade of the wastewater facilities. All public comments and/or

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major concerns must be submitted in writing to the County by November 15, 2007 for review.

- (c) **Delinquent Assessment Policy Revision** – Randy Gillenwater moved for approval of the revised Delinquent Assessment Policy, Diane Taylor seconded. Motion passes 6/0. Resolution 2007-007.
 - (d) **Audit and accounting clean-up proposals from Porter & Company** – Annette went over the audit proposal submitted by Gary Porter of Porter & Company in great detail. Annette explained that there is serious accounting clean up that needs to be done, and that she is confident that this company will be able to accomplish this. Bob Lever asked that the staff look into the possibility of re-filing previous year's returns that may have been inaccurately filed. This question will be posed to the auditors, and has been added to the Action Items list for this meeting for further research. Randy Gillenwater moved to accept the Audit and accounting clean-up proposals, Dan Wheeler seconded. Motion passes 6/0.
- 6. **Old Business** – No Old Business
 - 7. Managers Report – Annette Louder (see attached)
 - 8. Member Comments – Patti Franke spoke on the behalf of the Recreation Committee and reminded everyone about the upcoming “Give Thanks” Potluck, Christmas Party in December and New Years Party in the end of December. Randy Feltman commented that he thinks that a Maintenance Report, like Annette had briefly done in her Manager's Report, is a great thing and that it would be nice to see something like that in the Oak Leaves so that people get a good idea of what the maintenance department really does. Additionally Patti commented that she would like to see an incident report of some sort from code-enforcement put in the Oak Leaves also. These two items have been added to the Action Items List from this meeting for discussion.
 - 9. Adjournment – The meeting was adjourned at 11:20 a.m.

Approved by the Board at the January 19, 2008 Board Meeting.

Bob Sutherland
Secretary

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