



**OAK SHORES COMMUNITY ASSOCIATION
2727 TURKEY COVE ROAD – BRADLEY – CA – 93426
BOARD OF DIRECTORS MEETING
Minutes
Saturday, 9:00am Clubhouse
April 21, 2007**

8:00am Executive Session (not open to the membership)

1. Legal Issues
2. Personnel Issues

9:00 am

1. Call to Order, Pledge, Roll Call-**9:18 Dan DelCampo, Tooti Bevill, Bob Lever (conference phone) Barry Steinhardt, Diane Taylor, Randy Gillenwater, Don Reader.**
2. Announcements from Executive Session-**Nothing to report.**
3. Approval of Minutes from March 17, 2007 and March 31, 2007-**Motion by Diane Taylor, second by Don Reader to approve 3-17 and 3-31 minutes. Motion passes 6/0.**
4. Additions to/Deletions from the Agenda-**Add F-Robert Stefani easement for cable**
5. Treasurer's Report-**Randy Gillenwater reported that the Reserve account as of 4-21-07 now has \$1,161,000 with another \$88,000.00+- to be transferred giving us approximately \$1, 250,000.00. Delinquencies for regular dues are down to 2 (maybe 1) and Special Assessment delinquencies are down with about 12 that haven't paid anything. Approximately 280 are on payment plan. The audit is at the printer and will be mailed out next week.**
6. Reports from Board Members-**Tooti Bevill thanked everyone for participation in the Neighborhood Watch program. Next meeting is sometime in June. Barry stated that this Board works very hard and sometimes receives lawsuit threats by members and some members are very abusive. Barry wishes all members to pass the word that enough is enough of the threats and abuse.**
7. Committee Reports
 - ARC-**Sidney Cain reported we have 620 homes, 50 under construction. The ARC approved 9 projects last month.**
 - Recreation-**Janice Gillenwater reported that the Firefighters Dinner was a huge success. Thanks to Marsha Wilson and her daughter Andrea Etchison for a great dinner and Jim Lovato for the providing the music. Janice presented a check to Station 34 for \$740.00.**
 - Private Dock-**Nothing to report.**
 - Private Marina-**George Marcum reported that things pretty quiet. 3 changes of ownership and there is approximately 30 folks on the waiting list for a dock.**
 - Station 34-**Peggy Johnson thanked the Community for the dinner and was happy that retired, active and other firefighters were recognized. She also thanked Board members that attended. Brandon got married and moved to San Luis Obispo so they need more volunteers. The fire boat is in the water and ready to go. Tooti teaches CPR and First Aid.**

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Diane Taylor-Secretary Dan DelCampo-Director Don Reader-Director Tooti Bevill-Director



Weed Abatement deadline is JUNE 10! Fourth of July is the annual fundraiser. We need your good junk.

Budget-Randy Gillenwater stated that the Committee met on April 12, and discussed security cameras, budget preparation for 2008 will be starting soon and need more volunteers for the committee.

CC&R-Ballots are out and May 19, is the cut off day. Barry Steinhardt commented that a letter from homeowner was sent to other homeowners regarding negativity of the new CC&Rs/Bylaws. Get the true facts. There was a Town Hall meeting, and much discussion regarding the update of the governing documents. The Board of Directors have gone above and beyond trying to make the CC&Rs and Bylaws work for the community. There will be a letter to members from the attorney in reponse to the letter sent out by the homeowner. Safety-Diane Taylor responded that several actions have been undertaken by the committee. 1)Camera system 2)Contracting Sheriff's Department for Holiday weekends on hold for the time being due to budget constraints.

Newsletter/Web-site-Web site now has chart showing lake levels back to 1974. Candidate info will be on site as well as the Oak Leaves. Barry thanked the Committee for their hard work. Diane recommended a police log be published as to incidences that have happened in the Community. No specifics would be published as to names and addresses.

Election-Nothing to report at this time.

8. **Manager's Report-Paving taking place, contact Bandy NOW with concerns regarding drainage concerns, etc. JUNE 10 IS THE WEED ABATEMENT DEADLINE.**

9. **New Business**

- A. **Approval of Recommendation by Budget Committee for Additional Staffing for Gate and Code Enforcement for coming Season.-Motion by Dan Del Campo, second by Tooti Bevill. Motion passes 7/0.**
- B. **Approval of Recommendation by Budget Committee for Additional \$4,000.00 for enhanced Gate Camera System and an additional \$2,000.00 for camera system in the Maintenance Trash area. Funds coming from overages of 2006. Motion by Dan Del Campo, second by Bob Lever. Motion passes 7/0.**
- C. **Approval of Recommendation by Budget Committee to release All-Pro Pool bond monies (deposited 12-28-06, for \$6,344.00) to be used for the new shade structure/deck for the pool area. Total estimated cost is \$14,200.00. Current Balance in account is \$17,338 with a final payment to Carefree Pools still outstanding. (Approximately \$3,000.) Motion by Tooti Bevill, second by Diane Taylor. Motion passes 7/0.**
- D. **2nd reading and approval of new pool rules with the addition of lap times at 9am to 10:00am and 4pm to 5pm weekdays only, holidays and weekends excluded. Motion by Dan Del Campo to accept the new pool rules with lap time amendment. Second by Tooti Bevill. Motion passes 6/0.**

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- E. Establish Record Date for CC&R Election-**Motion by Tooti Bevill to establish April 19, 2007 as the record date for the CC&R/Bylaw election. Second by Dan Del Campo. Motion passes 7/0.**
- F. Approval of easement for dock cable for Robert Stefani-**Tabled.**

10. Member comments-Limited to 3 minutes each member.-**Chris Burtness inquired as to the Oak Shores II project. Barry answered that nothing is going on at this time.**

11. Adjournment-**Meeting adjourned 11:30.**

Minutes approved at the May 19, 2007 meeting.

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