



**OAK SHORES COMMUNITY ASSOCIATION
2727 TURKEY COVE ROAD – BRADLEY – CA – 93426
BOARD OF DIRECTORS MEETING**

Minutes

9:00am Clubhouse

February 17, 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**-Bob Lever, Dan Del Campo, Randy Gillenwater, Diane Taylor were present. Barry Steinhardt, Tooti Bevill and Don Reader had excused absences.
2. **Announcements from Executive Session**-Announcements by Bob Lever that Board discussed included legal matters and personnel issues.
3. **Approval of Minutes from January 20, 2007**-Diane Taylor moved to accept minutes, Dan Del Campo seconded. Minutes approved 4/0.
4. **Additions to/Deletions from the Agenda**-Additions included Item C-Pool Rules, Item D-Construction site policy, Item E-Expenditure of Reserve Funds for Log Boom Hardware, Item F-Citations
5. **Treasurer's Report**-Randy Gillenwater report that revenue over expenses was \$32.58. Funds from the Special Assessment have been arriving and have been transferred to the Reserve Account for road repairs. Approximately \$216,000 received to date and we have contributed \$125,000 (Half the amount budgeted) leaving a balance in the Reserve Account of \$577,504.00. Auditors completed their audit on February 8, 2007 and will have Annual Report ready by late March. All appears to be in order.
6. **Reports from Board Members**-None
7. **Committee Reports**
 - ARC**-No change from last month. Still 619 homes
 - Recreation**-Fireman's Ball is March 17, 2007-Details will be in the Oak Leaves and the web-site.
 - Private Dock-In regards to Lot 12**-Chris Burtness presented a proposed policy to Board members. Much discussion took place as to OSCA's position on granting new docks. Board Members stated that purpose of Committee was to basically outline aesthetics aspects of docks. General consensus of Board members was to not be involved in granting permission to have a dock but OSCA should only be concerned in granting of an easement across common area for the cable to anchor the dock. Staff to draft a procedure on granting easements. Correspondence to state caveat that by OSCA granting easement does not constitute permission to place dock. Owner to pay all legal costs associated with preparation and recording of the easement document. Randy Gillenwater made a motion to approve the request of granting of easement to Mark Mueller, 381-128 and 129. Dan Del

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Campo seconded the motion. Motion passes 4/0. Bob Lever directed staff to draft a letter granting the easement.

Private Marina-George Marcum reported that they are inching forward to complete dock A&B reconstruction. Paid \$40,000 deposit to get started. Price of Aluminum has gone sky high. There will more than likely be a special assessment for private slip owners in the range of \$900-\$1000 coming soon. 31 people on waiting list. Average price of a slip is up to around \$15,000.00. There was some discussion on adding new docks.

Station 34-Peggy Johnson reported that the Chief and Captain was present at the last drill and assured everyone that the Station would have solid drills on Thursday, whether there is one or 8. Received new fire shelters and had 2 calls last month; one a serious golf cart accident. Training of disaster preparedness and vehicle fires. Please call the Station to have items for the fund raiser picked up.

Budget-Randy Gillenwater stated that the committee met and looked at the Reserve Study. Randy Feltman and Sidney Cain met with San Miguel Garbage to try and reduce our trash costs and met down at the maintenance yard with Jim Marshall to discuss options. More discussion took place on the trash issue. A motion was made by Dan Del Campo to approve going forward to spend \$2,000 for trash area fencing. Randy Gillenwater seconded the motion. Motion passes 4/0.

CC&R-Bob Lever reported that the new CC&Rs and By-Laws are in the mail to members. He urged members to read them carefully. Immediately following the March 17, 2007 Board of Directors meeting, there will be a special meeting of all members to discuss their concerns and answer any questions. He also emphasized the fact 67% of the members must vote yes to pass the new documents and that a non-vote or abstained vote is a no vote.

Security-Diane Taylor reported that the Committee is working on finding funding for a new security camera system, exploring hiring trained security personnel during peak season and have received 3 bids from camera contractors. The Committee will present recommendations at the next Board meeting. The next Committee meeting will be February 27, 2007. She urged everyone to read the Oak Leaves article for more details.

Newsletter/Web-site-Randy Feltman reported that the next issue of the Oak Leaves will be out 1st week in March. The web-site home page has been revised and training for the office staff will take place soon.

8. **Manager's Report**-Bandy Smith was not in attendance due to family emergency. Maintenance Crew refurbishing mini-golf course, normal routines. The retaining wall and sidewalk by the pool area is complete and looks great. Thanks to Mark Taylor, Jon Taylor, Gerry Main Jerry Cain Don Krause, Jim Cordle, Dexter Daniels, Ronnie Appoldt for their fine work. Forgive us if we missed anyone. (Brad Walker). Code Enforcement continues to patrol the community to be on the alert for any problems. We have experienced some break-ins and vandalism throughout the community. Code Enforcement continues to investigate these incidences. Please report and suspicious activity to Code Enforcement and, if necessary, the San Luis Obispo

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County Sheriff's Department. And lastly, weed abatement season will be upon us soon. Weed cutter lists are available in the newsletter, the office and on the web-site.

9. **New Business**

- A. **Private Dock Discussion/Policy**-Covered under Private Dock Committee Report
- B. **Discussion of remodel/addition of storage area for Emporium utilizing a portion of the library.** Randy Gillenwater made the motion to approve the extension of 4ft into the Library for the remodel of the "Emporium" and for the expense not to exceed \$500.00. Staff to complete the project. Motion passes 4/0.
- C. **Pool Rules**-A motion was made by Diane Taylor to move forward with amending the Pool Rules with the 2nd Reading and Approval at the April 21, 2007. Motion seconded by Randy Gillenwater. Motion passes 4/0.
- D. **Construction Signage Policy**-Mr. Del Campo raised the concern that Site ID's were not being posted on construction sites. Peggy Johnson stated that Patrol would add the function as part of their regular patrol and make note of those that have no Site ID's. Beyond that it is County of San Luis Obispo's responsibility to enforce. Dale DeHart stated that the ARC Committee would also add that to their function.
- E. **Citations**-Two citations were upheld as to the fines. Citation 0156-Motion by Dan Del Campo to uphold citation, second by Diane Taylor-Motion passes 4/0. Citation by 0154-Motion by Diane Taylor to uphold citation, second by Dan Del Campo-Motion passes 4/0.

10. **Member comments-Limited to 3 minutes each member.** Ken Watts expressed concern over use of term "Security". Chris Burtness expressed concern over Cattle Guard responsibility, satellite dishes, and old logs from log boom.

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

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