



OAK SHORES COMMUNITY ASSOCIATION, INC.

2727 TURKEY COVE ROAD, BRADLEY, CA 93426

www.oakshores.us

MINUTES

BOARD OF DIRECTORS MEETING

January 19, 2008

Saturday, 9:00 a.m., Clubhouse

Executive Session (Not open to membership)

1. Legal Issues
2. 379-103 correspondence discussion

Call to Order, Roll Call – Bob Lever called the meeting to order at 9:15 a.m.

Stephanie Dayton took roll call: Diane Taylor, Randy Gillenwater, Bob Lever, Bob Sutherland and Dan Wheeler were present; Don Reader and Sue St.George were excused.

1. **Announcements from Executive Session** – Bob Lever announced that in Executive Session the Board discussed the mechanics lien that Hanson Aggregates has placed against Oak Shores Community, due to the non-payment for materials by Ramsey Asphalt during the repairs of Oak Shores' roads in 2007. Oak Shores withheld the final payment to Ramsey Asphalt until the final work was complete. We have now made payment to Hanson Aggregates to satisfy the last payment of Ramsey's contract (as agreed by Ramsey) and the lien will be released as soon as possible. Bob also stated that the Board discussed the 379-103 correspondence and that there is not much that needs to be discussed at this time.
2. **Approval of Minutes from November 9, 2007** – Bob Sutherland moved for approval of the November 9, 2007 minutes, Dan Wheeler seconded. Motion passes 5/0.
3. **Additions to/Deletions from the agenda** – No additions to or deletions from the agenda.
4. **Treasurers Report** – Diane Taylor stated that the Audit by the new CPA should be completed on Tuesday, January 22nd and that next month she will be able to give a treasurer's report with accurate financials.
5. **Committee Reports**
 - 5(a) **Architectural Review** – Dale DeHart - Dale spoke about the projects that have been approved and finalized by the Committee since the last Board meeting. Dale explained that Code-enforcement has been assisting the Committee by inspecting projects that appear to be in progress and catching projects that possibly have not received Architectural approval.
 - 5(b) **Recreation** – Janice Gillenwater spoke as chairperson of the Committee. Janice spoke about the December events: the jeep parade, Christmas party and New Years Party and announced that they were all very successful events. Future events include the February 16th Potluck Social (the same day as the February Board meeting) and the annual Fireman's Ball on March 15th. Janice also briefly discussed the Committees

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plans in replacing the existing ice machine, research is in place, and the Committee plans to purchase a new machine in the near future.

5(c) **Station 34** – Chris Kirk - The annual maintenance and repairs on the patrol boat are in process and the boat should be back in Oak Shores in April. Station 34 has put in a new sub-panel, thanks to Mark Pozzi's donated labor, so that the fire station can be up and running during power outages. The Fire Department has a great new web page on the Oak Shores web site; Chris thanked Randy Feltman for his hard work putting this new web page together. Chris also announced that the Auxiliary Dinner was a huge success and that Shari Sutherland has joined the women's Auxiliary. Additional comments were made in regards to several homes within Oak Shores that do not have address numbers placed on their homes. Peggy from Code-enforcement stated that she would have patrol inspect all properties within Oak Shores and send notices to comply to those property owners that are out of compliance. Lastly, Chris thanked the Board for adding the majority of the Station 34 patrol vehicle's insurance into the 2008 budget.

5(d) **Budget** – Diane Taylor - The 2008 Budget has been completed and mailed to the membership. She thanked Annette for all of her hard work during the budget process and let the audience know that she has scheduled the first quarterly Finance Committee meeting for March. Jim Money stated that he would like to see a summary of the financial status of Oak Shores given out at the meetings. Annette let everyone know that now that the financials have been cleaned up, starting next month, Diane will be able to give a thorough summary of the financial status of Oak Shores in her Treasurer's Reports.

5(e) **Private Slip** – George Marcum (see attached)

5(f) **CC&R** – Bob Lever – The deadline for receipt of ballots and CC&R ballot count has been extended, due to the lack of the necessary amount of votes needed from the community. Bob asked that a new mailing be sent to everyone that has not voted with a new ballot, envelopes, and a new cover letter urging these persons to vote as soon as possible. Annette suggested scheduling a CC&R Committee meeting to “brainstorm” on a plan to get ballots returned.

5(g) **Safety** – Diane Taylor stated that there is not much to discuss, but there is a Safety meeting set up for March also.

5(h) **Newsletter/Web-site** – Randy Feltman – The next Oak Leaves is planned to be in the hands of the members by March 1st.

6. Manager's Report – Annette Louder (see attached)

7. **Old Business**

a.) Fuel Storage and transporting has been postponed until next meeting. Don Reader is in charge of the research for this item and he has been excused from this meeting.

8. **New Business**

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a.) **Ouellett dock cable easement request** – After much discussion amongst the Board and audience: Randy Gillenwater made the motion to grant an easement to the Ouellett's to run a cable across the greenbelt to anchor their dock; the agreement is to consist of the same requirements as the dock settlement in 2005. Diane Taylor seconded the motion. Roll Call vote: DT-Yes RG- Yes BL- No BS – No DW-Yes. Motion passes 3/2.

b.) **Request from Enrique Mauro regarding drainage issues** – After much discussion, it was determined that more research needs to be done on this issue for an educated decision to be made. Postponed until further investigation is complete.

9. Adjournment – The meeting was adjourned at 11:40 a.m.

Approved by the Board at the February 16, 2008 Board Meeting.

Bob Sutherland
Secretary

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