



OAK SHORES COMMUNITY ASSOCIATION
2727 TURKEY COVE ROAD – BRADLEY – CA – 93426
BOARD OF DIRECTORS MEETING
MINUTES
Saturday, 9:00am Clubhouse
May 19, 2007

8:00am

Executive Session (not open to the membership)

1. Legal Issues
2. Personnel Issues

9:15

Call to Order, Pledge, Roll Call-**Don Reader, Diane Taylor, Barry Steinhardt, Randy Gillenwater, Dan Del Campo, Bob Lever** were present. **Tooti Bevill** was absent.

OPEN POLLS FOR CC&RS/BYLAWS ELECTION-Jerry Cain opened the polls and Barry Steinhardt appointed Jim Rice as an alternate Inspector of Election as Jerry and Sidney Cain would have to leave prior to the polls closing. Barry thanked the committee members for their hard work.

1. Announcements from Executive Session-**Discussed pending litigation and personnel issues.**
2. Approval of Minutes from April 21, 2007-**Dan Del Campo** moved to accept the **April 21, 2007 minutes, second by Diane Taylor. Motion passes 6/0.**
3. Additions to/Deletions from the Agenda-**Add Discussion of Card Reader for Pool. Add Discussion of Board of Directors Election. Add Robert Stefani for easement access-Tabled until next meeting to research further.**
4. Treasurer's Report-**Randy Gillenwater** reported we now have **\$1,007,000.00 in Reserves. \$895,000.00** has been paid in **Special Assessments. Several homeowners** are on a payment plan. **Budget Committee** is moving forward with preparation for the 2008 Budget. For the 2007 Budget we are on track and nothing is glaring as far as expenses, other than postage, which for obvious reasons (CC&R/Bylaw mailings, newsletters, other Rule change mailings, etc.) **Dan Del Campo** mentioned there could be a program through the USPS in which one would pay \$8,000 and never have to pay postage again. **Staff will definitely research.**
5. Reports from Board Members-**No Reports from Board Members**
6. Committee Reports

ARC-**Marsha** reported that there are 622 homes with 48 under construction or approved. There will be no ARC meeting on May 26, for obvious reasons, its Memorial Day Weekend.

Recreation-**Janice Gillenwater** thanked everyone for helping with the **BBQ for Ramsey Asphalt workers. Around 60 people** attended. We made **\$150.00** profit. New picnic tables out on the lawn area as well as a new **BBQ**, were purchased by the Rec Committee. New pool furniture has been ordered and should be here soon. The new emporium is now open. Grand opening is Memorial Day weekend. **2nd Annual Labor Day Golf Cart/Scooter Show** will be held again this year. **Barry** again thanked the Rec Committee for their hard work and **Diane Taylor** said the store looks great.

BOARD OF DIRECTORS

Barry Steinhardt- President Bob Lever-Vice President Randy Gillenwater-Treasurer
Diane Taylor-Secretary Dan DelCampo-Director Don Reader-Director Tooti Bevill-Director



Private Dock-No Report

Private Marina-George Marcum reported that the cove is shrinking and discussions are beginning on nesting options. Owners will be notified of any dock movement and ask to move their boat. Barry directed staff to get e-mail addresses so that notices can be sent when any movement is required.

Station 34-Chris Kirk reported that "34" has been training in Hazmat, Boat, and Communications. All vehicles and equipment and Boat 34 are ready for the Memorial Day weekend. Lots must be cleared by JUNE 10. As well as weeds, make sure downed tree branches, brush and debris is cleared as this will be a dangerous fire season. July 4th is the Rummage Sale. Anything you wish to donate let the fire department know and they will come look at it and pick it up if it is a sellable item. Too many items were taken to the dump last year. "34" has a permit to burn brush on lot 381-131. Wants to make sure that they have permission from the Board to do so. The Board had no objection, but wanted to make sure that it was actually allowed. Staff will research and notify "34". Burning to take place between June 10 and June 30. (*Note: Research indicated in our Rules and Regulations (dated 5-01-2001) that a burn permit must be obtained from the fire department for burning of beach debris. Since "34" is the fire department and they do have a permit, there should be not a problem.*)

Budget-Budget progress covered in Treasurer's report

CC&R-Bob Lever stated he hopes they pass. Based on letters that were sent to the membership, (just after the CC&R/Bylaw ballot was distributed), by members Marshall, Watts, and Burlison, there were concerns from members that the membership could possibly be assessed to cover lawsuit request from Watts/Burlison of \$500,000.00. Barry Steinhardt explained that we do have insurance that cover lawsuits but there could possibly be a limit as to how much they would pay. Much discussion over this concern. A response to the letters was sent to the membership prior to Election Day, May 19, 2007 to hopefully quell concerns over some of the issues brought forth in the Marshall, Watts and Burlison letters.

Safety-Diane Taylor reported that the new enhanced camera system has been installed at the gate. The old gate cameras will be installed next week at the Maintenance Yard trash area. Safety Committee is looking at entry and exit arms.

Newsletter/Web-site-Next issue of the Oak Leaves is July 1st.

Election-Nothing to report. Committee busy counting votes for CC&R/Bylaw vote.

7. Manager's Report-Marsha Wilson reported for Bandy Smith that staff was ready for Memorial Day Weekend as much as possible. Gate hours will be from 6am to 2pm. Still looking for someone to cover from 2am-6am. Main stages of road work complete. Touch up and repairs to continue through the end of the month. Asked Community to please contact office immediately with any damage or concerns so that it can be taken care of while road crew

BOARD OF DIRECTORS

Barry Steinhardt- President Bob Lever-Vice President Randy Gillenwater-Treasurer
Diane Taylor-Secretary Dan DelCampo-Director Don Reader-Director Tooti Bevill-Director



is here. Concerns were raised by members regarding underage golf cart drivers, and speeders. Will pass on concerns to Code Enforcement Supervisor. Members would like the message board at the gate to be placed on the "Owners Lane" side of the road as opposed to the Guest side. (*Note: New Message Board ordered and should be installed by June 16, 2007 meeting. It is installed next to big gate house and it's big!*)

8. **New Business**

- A. Approval of Impact Fees to be withdrawn from Reserves for construction projects that have been cancelled. See attached list. Total from Reserves \$3,800.00. **Motion to approve the refunds totaling \$3,800.00 by Barry Steinhardt, second by Dan Del Campo. Motion passes 6/0.**
- B. Card reader for pool area.-**Motion by Diane Taylor to approve \$3,652.71 for Proxy card reader in the pool area, second by Bob Lever. Dan Del Campo asked if our current gate card would be utilized, Diane answered yes. After lengthy discussion, Barry called for the vote. Motion passes 6/0.**
- C. Election for Board of Directors-**Barry Steinhardt made a motion to move the Election for Board of Directors and the annual meeting to the 3rd Saturday of September, second by Dan Del Campo. Ken Watts voiced his dissent of the change stating that more notice of the change should be given. Randy Gillenwater explained that with the many issues that were dealt with so far this year and the CC&R/Bylaw election just completed, the community would be better served by moving the meeting to allow adequate time to prepare for and not be rushed into preparation for the Board of Director election and Annual Meeting. Barry called for the vote. Motion passes 6/0.**

9. Member Comments-Limited to 3 minutes per member.

Recess until 2:10 to allow for counting of ballots for CC&Rs/Bylaws

2:10pm: Reconvene to announce results of CC&Rs/Bylaws election. Results of election are as follows: *There was a total of 476 ballots cast, 3 were invalid.* 266 voted in favor of the CC&RS (56.2%) and 207 voted against (43.7%). Since the requirement of 75% of the voting membership had to vote yes in order for the CC&RS to pass was not met, the CC&RS did not pass. BYLAWS: 266 in favor and 207 against. The quorum for the Bylaws was met (256 required quorum) with 56.2% voting in favor, therefore the Bylaws were adopted by the membership. The tally was verified and certified by Diane Taylor, Secretary and James Rice-Inspector of Election.

Motion by Barry Steinhardt to approve Lot 381-073 and 379-019 to proceed with recording of Notice of Delinquent Assessment through Sunrise Assessment Services. Bob Lever seconded. Motion passes 6/0.

10. Adjournment-Meeting adjourned @ 2:20pm. **Minutes approved June 16, 2007**

BOARD OF DIRECTORS

Barry Steinhardt- President Bob Lever-Vice President Randy Gillenwater-Treasurer
Diane Taylor-Secretary Dan DelCampo-Director Don Reader-Director Tooti Bevill-Director