



OAK SHORES COMMUNITY ASSOCIATION
2727 TURKEY COVE ROAD – BRADLEY – CA – 93426
BOARD OF DIRECTORS MEETING
MINUTES
Saturday, 9:00am Clubhouse
June 16, 2007

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

1. Legal Issues
2. Personnel Issues

9:00 am

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

1. Announcements from Executive Session-**Discussed ongoing litigation (i.e., Watts/Burlison case) Barry also announced the pending arrival of the new General Manager, Annette Louder. Annette will be joining us on June 26, 2007. She comes from Colorado and has extensive experience in establishing new communities. She was with her last employer for 10 years and managed 20 Associations. Barry also announced that the Board has worked very hard together to move forward with issues concerning the Association. He also stated that the issue of “Fractional Ownership” is being addressed and will not be discussed until further information is available and known. Legal Counsel is being consulted; therefore, Item #A under new business has been tabled until further notice.**
2. Approval of Minutes from May 19, 2007-**Dan Del Campo moved to approve the May 19, 2007 meeting minutes with Randy Gillenwater providing the second. Randy wished to change the breakdown of the votes of the CC&R Election to be 476 ballots cast with 3 invalid. Motion passes with the change 6/0.**
3. Additions to/Deletions from the Agenda-**Add Stefani easement to Old Business.**
4. Treasurer’s Report-**Randy reported that so far in our Reserve Account we have \$627,067.00. The Budget Committee will be meeting to discuss next year’s Budget. Waiting for the new manager to start so that she can be involved in the process. Delinquencies for regular dues are down to \$7500 as of the end of May. Nine homeowners are in collections. So far we have received \$911,003 in Special Assessments funds. There is still \$452,300.00 still to be collected. Those members who have not paid the entire Special Assessment amount are on a payment plan.**
5. Reports from Board Members-**No report**
6. Committee Reports
 - ARC-623 homes complete and 47 under construction.**
 - Recreation-Janice Gillenwater reported that on the 4th of July, there will be a Pancake Breakfast at the clubhouse. “Logos” the merchandise store is now open.**
 - Private Dock-Tooti reported that Dock Guidelines are in limbo.**

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 Marina-George Marcum apologized for locations of private slips. Wayne Hozie will return on Monday. Will need to start nesting as we can't control water levels. Thinks that by September every thing will be dry in the cove and nested. Ramps will be able to be utilized until after September. It was recommended to invite Monterey County Water Resources Agency or NWRMAC to speak at our next Board meeting in July.

Station 34-Peggy Johnson reported that the fire boat is in the repair shop. Josh Marmalejo has joined the fire department. The Yard Sale will be at the gate (Saturday, June 30th) Next Neighborhood Watch meeting will be at the fire department on June 19th. BBQ and potluck. Budget-Randy Gillenwater said no meeting yet, waiting to get together with new manager

CC&R-Bob Lever stated the Committee had a meeting that was very productive in that article by article was covered and the Committee agreed unanimously on changes. Another Town Hall meeting will be set up. Mr. Rice stated that members were told at the last meeting the Association would go to court for approval. Attorneys advised that we fell short of the 50% to do that, therefore another vote is needed.

Safety-Tooti said last meeting was short; discussed card reader at the pool. Material for that is coming. Cameras at the Maintenance area have been installed. Block Captains will have badges.

Newsletter/Web-site-Randy Feltman stated that latest issue of newsletter is at the mailing service.

Election-No report.

7. Manager's Report-Marsha reported for Bandy Smith. Survived Memorial Day Weekend, paving and seal coating done with a few areas still needing attention, July dues bill is coming, Maintenance Department still performing weed abatement with inspections of lot to be done next week. Pool is being used extensively and the shade structure will be completed within the next few weeks. A lot of gasoline theft from boats in the Marina. Please report any thefts to the Sheriff Department. Committees please check with the office first regarding use of the clubhouse. New by-laws and election rules at the printer and the community should be receiving soon. And finally, thanks to Terry Buterbaugh for his hard work and creativity in replacing the miniature golf course structures.

A. (Addition)-Approval of cable easement for Robert Stefani, Tract 379/146. Motion by Dan Del Campo to approve, second by Don Reader, motion passes 5/0/1 (Tooti Bevill abstained)

8. **New Business**

- A. Discussion of "Fractional Ownership" within Oak Shores Community-**Tabled until further notice.**
- B. Discussion of Relocation of the office-**Tabled until more is known. Randy Gillenwater and Dan Del Campo make up exploratory committee.**

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



- C. First Reading of Policy regarding ID Requirement for Guest Entry into Oak Shores.- **Motion to accept draft (with changes) by Dan Del Campo, second by Don Reader. Motion passes 6/0. See Attached policy.**
 - D. Open Nominations for September Board of Directors Election-**Barry Steinhardt opened the nominations for Board of Directors Election on September 15. Election Schedule available in the office.**
 - E. Discussion of CC&R Town Hall Meeting.-**Town Hall meeting scheduled for July 21, 2007. Subject to change.**
 - F. **Add. Barry Steinhardt made the motion to allow Sunrise Assessment Services to file Notice of Delinquent Assessments on 381-255, 380-016 and 379-116. Second by Bob Lever. Motion passes 5/0/1-Tooti Bevill abstained. Correction from 7-21-07 Tooti did not abstain on this vote therefore vote count was 6/0.**
9. Member Comments-Limited to 3 minutes per member.
9. Adjournment-**Meeting adjourned 11:10am.**

Minutes approved at July 21, 2007 Board of Director's Meeting.

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