



**OAK SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

Saturday, August 18, 2007
9:00 a.m. at the Clubhouse
2727 Turkey Cove Road, Bradley, CA 93426
www.oakshores.us

**IMMEDIATELY FOLLOWING THE BOARD MEETING,
A TOWN HALL MEETING WAS HELD TO DISCUSS PROPOSED CC&R CHANGES.**

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

9:00 am **Call to Order**- Barry called the meeting to order at 9:20; Pledge; Roll Call-Dan Del Campo, Tooti Bevill, Diane Taylor, Barry Steinhardt, Bob Lever, Randy Gillenwater, Don Reader were present.

1. **Announcements from Executive Session**-Fines and Citations, Notices of Default and legal issues were discussed.
2. **Approval of Minutes from July 21, 2007**-Dan Del Campo moved for approval, Bob Lever seconded. Motion passes 7/0.
3. **Additions to/Deletions from the Agenda**-None
4. **Treasurer's Report**-Randy Gillenwater reported that there was no report at this time and deferred to Annette Louder, Manager. Annette reported that we are attempting to reconcile General Ledgers that are out of balance. A good, clean set of financials will be provided to the Board as soon as they are available.
5. **Reports from Board Members**-Tooti Bevill reported that she has the Confidentiality Agreements for the Neighborhood Watch Block Captains. Please see her after the meeting to sign the agreements; Don Reader reported that the Fuel Storage issue is being worked on. Barry reported that estimated costs to repair the gate are in excess of \$1,000.00. He also stated that we are in the process of getting bids to replace the gates. Barry explained that the cost to man the gates 24/7 is -0-.
6. **Committee Reports**- Janice Gillenwater, Recreation Committee Chair, wanted to remind everyone about the Labor Day BBQ on Sunday, September, 2, 2007. There will be a 2-day Miniature Golf Tournament, and a Golf Cart and Motorcycle Show. She also asked members if there was anyone interested in a Poker Night, that it would be held, Friday, September 14, 2007. Several members expressed interest. She stated that since there was considerable interest, the Poker Night would definitely be scheduled for Friday, September 14, 2007. Details would be forthcoming.

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



Due to the importance of the Town Hall meeting immediately following the Board Meeting to discuss proposed CC&R changes, Committee Reports were postponed until the next meeting.

7. **Manager's Report**-See attached report

8. **Old Business** :

A. **Request for approval of additional gate cards. From July 21, 2007**-At this time, President Barry Steinhardt made the decision to deny the two requests for a 5th gate card. He explained that current policy states that "5th gate card requests may be approved by the Osca President". (05-24-03)

9. **New Business**:

A. **NRWMAC-Barry Steinhardt**-After much discussion regarding the NRWMAC meeting that was held here in the Association's Clubhouse, and after advice from our attorney and CPA. Barry advised that future meetings can be held here however, a member of the Association must reserve the clubhouse for such meeting and pay the current fee for the rental of the clubhouse. (Currently \$200.00 charge and \$100.00 refundable cleaning deposit.) Further, the Association may not be involved in the meeting and notices may not be posted on Association property.

10. **Member comments-Limited to 3 minutes per member on subjects not related to the CC&R changes:**

Ken Watts submitted a Speaker Request Form to speak about Board Recognition. He stated he was too ill to speak.

Hal Hunsberger urged members to support NRWMAC as the group helps keep lake levels at a normal level. He expressed his disagreement with the Board's decision to require rental of the Clubhouse for future rental requests from outside organizations. Barry stated that the decision is based on the recommendations from our CPA and attorney.

Jim Brass expressed concern over non-compliance of Monterey County regulations regarding private docks.

Peggy and Annette asked that with lower lake levels, if the Board would like to open parking in lower parking lots to all guests during weekend hours. Season is nearly over and the parking lots have not been crowded. Board tabled to next meeting.

Tooti Bevill encouraged members to join Cal-Star and said it is well worth the money spent for the extra insurance. Her son was in an unfortunate skate board accident and Cal-Star responded and airlifted him to the nearest hospital. Her son is doing fine.

11. **Adjournment**-Regular meeting adjourned at 10:35 a.m.

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



AT THIS POINT, A SHORT BREAK WAS TAKEN. TOWN HALL MEETING BEGAN AT 11:00 a.m.

The meeting began with Bob Lever explaining the importance of the passing of the CC&RS. CC&RS are 30 plus years old. There must be a yes vote of 75% of the membership. The Association will be campaigning to get people to vote. General consensus by our attorney's is that a majority of the membership must vote yes in order to submit to the Courts for a decision. (426 yes votes)

Barry Steinhardt asked the Board if they are all in support of the CC&RS. All Members agreed. He encouraged the audience to ask questions to clarify any items of concern. He wants all members to understand and be satisfied with the final draft.

1. Jim Brass had a question on page 18, paragraph 5.16. He requested that "occupied" or "reside" be defined.
2. Barbara Alena was concerned about deleting reference to clotheslines. Board explained that this issue is better addressed in Rules and Regulations.
3. Grace Borzini-Page 19, paragraph 6.2. Question regarding Barbecues; Exterior Fires. Board agreed to delete the word *Barbecues*. *In reference to 6.3 and 6.4, regarding fuel storage, it was agreed to use liberal verbiage in the CC&RS and further define in Rules and Regulations.*
4. An area of concern was the fact that annexation could be done with Board Approval. It was explained that the Board is better equipped to perform due diligence prior to any annexations.

Ballot and draft changes will be sent out by August 31, 2007 with the CC&R election to be held approximately the first week in October.

There being no further questions, the Town Hall Meeting adjourned at 12:00 Noon

Minutes approved September 15, 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