

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

Saturday, July 21, 2007  
9:00 a.m. at the Clubhouse  
2727 Turkey Cove Road, Bradley CA 93426  
[www.oakshores.us](http://www.oakshores.us)

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

**9:00 am Call to Order**-Barry called the meeting to order at 9:15; Pledge; Roll Call-Dan Del Campo, Tooti Bevill, Bob Lever, Barry Steinhardt, Randy Gillenwater, Diane Taylor, Don Reader were present.

1. **Announcements from Executive Session** - None to report. Legal issues were discussed.
2. **Approval of Minutes from June 16, 2007** - Dan Del Campo moved for approval. Don Reader seconded. Tooti Bevill requested a correction to item #8F on the minutes to reflect that she voted yes and did not abstain. Change noted and made. Motion passes 7/0.
3. **Additions to/Deletions from the Agenda** - Dan Del Campo requested that Item #9C be removed from the agenda, as it is not an Association matter.
4. **Treasurer's Report** - see attached.
5. **Reports from Board Members** - Dan Del Campo announced a NRWMAC meeting on July 27, Friday at 7:00 pm in the clubhouse to discuss lake levels and the dam project. Randy Gillenwater announced that the exploratory committee for relocating the office at the gate should be tabled. Barry Steinhardt dissolved the committee.
6. **Committee Reports**
  - ARC** - Jack Baker reported a total of 624 homes with 47 in progress and 1 home was approved as final at the last meeting.
  - Recreation** - Janice Gillenwater reported that the July 4<sup>th</sup> Pancake Breakfast was a success, with 121 participants and a \$627 profit. There will be a Golf Cart and Motorcycle Show on September 2, Labor Day Weekend as well as "Chicken Shot Bingo", and a Mini Golf Course tournament. BBQ will begin at 4:30 and DJ from 6pm to 11pm. Recreation balance in the checking account is \$3,154.41 and \$5,038.79 in the savings. The Committee would like to purchase a new soda machine and ice machine. Connie Main has stepped down as Chairperson, with Janice Gillenwater as new Chairperson, Connie Main, Treasurer, and Marian LaFave, Secretary.
  - Private Dock - No Report**
  - Private Marina - No Report**
  - Station 34** - Chris Kirk reported: 1) Boat 34 has a blown engine and is being retired. Working on getting a new one. 2) Training on wild land fires. 3) Using caution and common sense for campfires. 4) Private individuals can now purchase Thermo-Gel to protect homes in case of close proximity of fire. Will protect homes, cars, etc. up to 4,000 sq ft and lasts up to 4 hours. 5) Chris asked for financial assistance from Oak Shores Community for insurance costs. 6) Jim Cordle and Don Krause presented a check for \$2,908.00 to the Fire Department. This amount was from proceeds of the 4<sup>th</sup> of July Yard Sale. 7) Fire Department will be issuing warnings for those homes without house numbers
  - Budget** - Randy Gillenwater stated that the Budget Committee would consider Chris Kirk's request for help with insurance costs. The Committee will be meeting in the next couple of weeks.
  - CC&R** (-Town Hall Meeting) - Bob Lever reported that Committee met last week and agreed on changes. Those changes are being reviewed by legal. The Town Hall meeting will be immediately following the Board Meeting on August 18, 2007.

**Safety** – Diane Taylor stated new lighting has been installed at the gate and the card reader for the pool is in progress. Members asked that there be closer monitoring of the pool rules, especially the NO GLASS CONTAINERS rule.

**Newsletter/Web-site** - Randy Feltman reported that the Oak Leaves should be in the hands of the members by August 15, 2007 to coincide with election and ballot material. The Committee is considering a web-cam for the Marina area. Randy requested that the web site address be placed on the top of the agenda.

**Election** - Jerry Cain asked for Election Committee volunteers and asked anyone interested to call him. An Election Committee meeting will be held soon.

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

8. **Old Business:**

**Ratification of Restated By-Laws** - The Restated Bylaws were executed and certified by the Board on May 19, 2007. Barry Steinhardt made a motion to ratify the Oak Shores Community Association Restated Bylaws as voted upon and accepted by the Oak Shores Community Association Members on May 19, 2007. Second was made by Dan Del Campo. Motion passes with a 7/0 vote. Bylaws ratified. (This motion was made to formalize and reflect in the minutes, the prior acceptance and execution of the Restated Bylaws.)

9. **New Business:**

- A. **Watercraft Fees** - Barry Steinhardt made a motion to amend the boat fee policy to read, "Guests to pay for only the number of days the boat will be staying. The responsible party must check out at the gate or return to the gate to pay for any additional days or be fined". Randy Gillenwater seconded the motion. Roll Call vote was taken. Dan Del Campo-abstained, Tooti Bevill-yes, Bob Lever-yes, Barry Steinhardt-yes, Randy Gillenwater-yes, Diane Taylor-yes Don Reader-abstained. Motion passes 5/0/2 abstained.
- B. **Request for approval of additional gate cards for two different homeowners.** - Tabled until more information is received regarding potential mechanical limitations.
- C. **Private Dock Agreement-Letter from Jim Brass** - Removed from agenda.
- D. **Bank Signatories**- Motion to adopt *Resolution* by Dan Del Campo and second by Randy Gillenwater to remove Bandy Smith as an authorized signer and add Annette Louder, new General Manager, as an authorized signer on all Association bank accounts with Wachovia Securities. Motion/Resolution passes 7/0. Motion and resolution by Barry Steinhardt and second by Randy Gillenwater to remove Bandy Smith as an authorized signer on all Association bank accounts with Mid-State Bank and add Annette Louder, new General Manager, as an authorized signer. Motion/Resolution passes 7/0.
- E. **Sunrise Assessment Lien Filings** - Motion by Barry Steinhardt to authorize Sunrise Assessment Services to proceed with recording the Notice of Delinquent Assessment on Tract 379, Lot 131. Second was by Tooti Bevill. Motion passes 7/0. Motion by Barry Steinhardt to authorize Sunrise Assessment Services to proceed with recording the Notice of Delinquent Assessment on Tract 381, Lot 012. Second was by Tooti Bevill. Motion passes 7/0.
- F. **Fuel Theft** - Discussion by Board regarding recent fuel thefts from marina area. Commander Weckerly of the San Luis Obispo County Sheriff Dept.-Northern Area was contacted and she advised that members are strongly encouraged to file a report on any theft, especially fuel. This may show a need for a possible sub-station in the lake area. File a report at the following #805-781-4550. It was reported that three (3) individuals had been apprehended at Heritage Ranch that could possibly have been involved in fuel thefts throughout the Lake Communities.

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Oak Shores Community Association, Inc.  
Board of Directors Meeting Minutes  
Saturday, July 21, 2007  
(Continued)

G. **Fuel Storage** - Discussion by Board regarding storage of fuel. More research needs to be completed in order to update the Community's fuel storage policy. A fact-finding committee was established to provide further information and make recommendations on revisions to the Fuel Storage Policy. The Committee was asked to analyze the amount and manner in which fuel is transported, and to assist in further defining "storage". Jim Lauderdale and Hal Hunsberger were appointed as committee members, with Don Reader as the Board liaison.

10. **Member Comments** - Limited to 3 minutes per member.

11. **Adjournment** - Meeting adjourned at 11:30am. Board reconvened to Executive Session

**Approved at Board of Directors Meeting August 18, 2007.**

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