



OAK SHORES COMMUNITY ASSOCIATION, INC.

www.oakshores.us

**Board of Directors Meeting
Minutes
January 17, 2009**

Bob Lever called the meeting to order at 10:12 am: Stephanie Dayton took roll call; Sue St.George, Bob Sutherland, Bob Lever, Randy Gillenwater, Dan Wheeler, and Don Reader were present.

1. **Announcements from Executive Session** – Bob Lever announced that in Executive Session the Board discussed the pending lawsuits and the Director vacancy. He announced that Matt Taylor has resigned as a Director on the Board. Jim Money has been appointed to take his place as a Director and serve out the remainder of the term. Jim Money then joined the Board at the front of the room. Bob Lever then motioned to appoint Sue St.George as the Secretary of the Board, Don Reader seconded. Motion passed 6/0. The Board announced that the remaining positions of Directors would remain unchanged.
2. **Approval of the meeting minutes from November** – Randy Gillenwater motioned to approve the November 2008 meeting minutes as presented. There was then discussion: Bob Sutherland commented that he would like to see a summary of the disturbance and the confrontation that occurred between Ken Watts and the Board at the November Board meeting, documented in the November minutes. Motion to approve was not seconded. The minutes will be revised and re-distributed to the Board for approval at the February Board meeting.
3. **Additions to the Agenda** – Annette added the Station 34s Fire Department report under Committee Reports and New Business, item (9g) to be Quagga Mussel survey discussion.
4. **Treasurers Report** - The Treasurers Report was read by Bob Sutherland and was discussed in detail (see attached).
5. **Approval of the November financials** – Bob Lever motioned to approve the November 2008 financials, Bob Sutherland seconded. Motion passed 7/0.

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6. Committee Reports:

1. **Architectural Review** – Sydney Cain announced that 617 homes are finalized to date and the Committee is working on revising the Architectural Review Guidelines to bring them in line with the new Restated CC&Rs.
2. **Recreation** – Janice Gillenwater announced that the December events were a great success. Forty-six (46) members participated in the Christmas light Parade and the New Years Party was a great time. Janice announced that the next event would be the Fireman's Ball on February 7, 2009. She asked that everyone RSVP with his or her entrée by February 2nd. Lastly, she announced that the Committee has installed new speakers in the Clubhouse and Gerry Main installed them.
3. **Finance** – Jim Marshall announced that the next Finance Committee meeting would be held on February 18th. He explained that the Committee would like to have the draft 2010 Budget prepared by September to give the Board plenty of time to review it.
4. **Safety** – No report
5. **Newsletter/Web-site** – Janice announced that the next Oak Leaves is planned to be in the member's hands by March 1st.
6. **Station 34** – Chris Kirk announced that Station 34 has responded to fifty-eight (58) incidents in the last year and have been recently doing Hazmat training. The Department has two (2) new firefighters, Tamara Horton and Josh Marmolejo. Tamara will be going to school in the fall and Josh is in school now and is 2nd in his class. Additionally, Chris asked that the Board commit to a date to go over the *Disaster Plan*, either January 24th or February 7th. Lastly, Chris thanked the Board and the members for helping with the Stations patrol insurance for 2009.
7. **Private Marina** – No report.

7. Manager's Report – Annette read the Manager's Report (see attached).

8. **Old Business**

- a) **William & Virginia Rogers' dock cable easement request** – Bob Lever explained that the CC&Rs require membership approval to grant Owners an easement across common area. The Board is currently reviewing an alternate method of granting Owners permission to lay

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cable for a dock across greenbelt, in lieu of granting an easement. The Board is considering utilizing a *Conditional Use Permit* instead of granting easements. The *Conditional Use Permit* has been drafted and is currently being reviewed at this time. Bob Lever motioned to deny the Rogers' dock cable easement request and to notify the Owner that a new method of allowing Owners to lay cable across greenbelt is being reviewed. Once the Board has approved the document, the Rogers can apply for the new permit. Dan Wheeler seconded. Motion passed 7/0.

- b) **Judith Tobias' dock cable easement request** – Bob Lever motioned to deny Tobias' dock cable easement request, and to notify the Owner that a new method of allowing Owners to lay cable across greenbelt is being reviewed. Sue St. George seconded. Motion passed 7/0.

9. **New Business**

- a) **Proposal by Tanya Freeman to host Jazzercise classes in the Clubhouse** – Tanya Freeman presented to the Board and the members, a request to host Jazzercise classes at the clubhouse on Wednesday and Friday mornings. She provided a copy of her liability insurance and informational flyers to all Board members. Sue St. George motioned to approve the use of the Clubhouse by Tanya Freeman for Jazzercise classes on Wednesday and Friday mornings, Bob Sutherland seconded. Motion passed 7/0.
- b) **Establishment of an Ad-Hoc Beautification Committee** – Dan Wheeler explained that at the last Safety Committee meeting they decided to request that the Board appoint a new Committee needed to handle the gate enhancement project. Dan Wheeler motioned to form the Beautification Committee, Sue St. George seconded. Motion passed 7/0. Bob Lever asked if there was anyone in the audience that wanted to participate on that Committee: John Watkins, Sandy Rice, Connie Main, Heidi Winter, Dan Wheeler, and Janice Gillenwater all volunteered.
- c) **Temporary Canopy/Tent policy discussion** – Dan Wheeler explained that he believes that a Committee needs appointed to assist in preparing a *Temporary Canopy/Tent policy* and to assist with putting together cost estimates for a new swim dock. No action was taken at this time.
- d) **Approval of revised *Delinquent Assessment Policy*** – Bob Lever motioned to approve the revised *Delinquent Assessment Policy*, Bob Sutherland seconded. Motion passed 7/0. .
- e) **Authorization to Lien form approvals for two (2) properties** – Bob Lever motioned to place a lien on the property with the APN number 012-251-043, Randy Gillenwater seconded. Motion passed 7/0. Bob

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Lever then motioned to place a lien on the property with the APN number 012-263-020, Randy Gillenwater seconded. Motion passed 7/0.

- f) **Set date for *Disaster Plan* review meeting** – Bob Lever motioned to hold the *Disaster Plan* review meeting on February 7, 2009 at 10:00 a.m., Sue St. George seconded. Motion passed 7/0.

- g) **Quagga Mussel Survey discussion** – Don Reader explained that he attended the Quagga Mussel seminar in Salinas and he has got a DVD and some more information that he can bring to the next Board meeting. Peggy Johnson explained that Monterey County Water Resources had a round table meeting in the Clubhouse, in which she represented Oak Shores. They concluded that in an effort to keep the Quagga Mussels out of Lake Nacimiento, it would be in the best interests of all lake side community owners to have the gates begin surveying all watercraft owners that come into the communities and resorts, to find out if their watercrafts have been in water sources that are infested by Quagga Mussels. The staff will be preparing the survey and will present a copy to the Board for their review.

- 10. **Member Comments** – Robert Breen, Bob Montgomery, Ken Watts, and Patti Franke all had comments. The meeting was adjourned at 1:08 pm.

Approved at the February 21, 2009 meeting

Secretary or Authorized Representative

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