



**Board of Directors Meeting  
Minutes  
March 14, 2009**

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Bob Lever called the meeting to order at 10:05 am: Stephanie Dayton took roll call; Bob Sutherland, Randy Gillenwater, Bob Lever, Dan Wheeler, Jim Money, and Sue St. George were in attendance and Don Reader was excused.

1. **Announcements from Executive Session** – Bob Lever announced that in Executive Session, the Board discussed the pending lawsuit. He explained that the trial date for the Watts lawsuit has been delayed, and that the Special Assessment for legal fees, that was approved, will only be assessed when the funds are necessary. Additionally, the Board approved the *Conditional Use License Agreement*, and this *Agreement* will now be used as an alternative to granting property owners easements to lay a cable across the greenbelt for their boat docks. Lastly, the Board approved the new *Employee Handbook*, and he explained that this *Employee Handbook* was prepared at no cost to the Association; the Associations insurance carrier paid for it.
2. **Approval of the meeting minutes from February 21, 2009** – Randy Gillenwater motioned to approve the February 21, 2009 meeting minutes, Sue St. George seconded. Motion passed 6/0.
3. **Additions to the Agenda** – There were no additions to or deletions from the agenda.
4. **Treasurers Report** – Bob Sutherland explained that he does not have a Treasurers Report since the staff was not able to complete the year-end financials until the Audit report has been approved. He stated that there is a Finance meeting on Wednesday, March 18<sup>th</sup> and they are going to be reviewing the Finance Committees *Mission Statement*.
5. Committee Reports:
  1. **Station 34** – Peggy Johnson reported that all of the Stations equipment is in service and that they have been training on Incident Command Services and CPR recertifications. Jim Money followed by announcing that the “Stair Chair” delivery has been delayed, but that he expects to have it by the next Board meeting to present to the Fire Department.

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2. **Recreation** – Janice Gillenwater read report (see attached).
  3. **Private Marina** – Rodger Brown announced that the 2009 Maintenance fees have been billed out, and the Committee was able to reduce the Maintenance fee amount from \$200.00 to \$175.00, because the new docks do not need as much maintenance. “B” dock has been un-nested and is available for use. A portion of the “D” dock is in the water, and moved to the main header walkway, which will also allow for limited use. We still need another 12 to 16 inches of water to float the rest of “D” dock. “C” dock remains high and dry and we have no other alternative, without a 4 to 5 thousand dollar expense, but to wait for higher lake levels to un-nest this dock. Rodger also stated that the Committee would like to meet with the Maintenance Department and Board to formulate an agreeable dock location plan for the future.
  4. **Finance** – Bob Sutherland announced that there is a Finance Meeting on Wednesday, March 18<sup>th</sup>.
  5. **Safety** – No report.
  6. **Beautification** – John Watkins announced that the Beautification Committee has been working very closely with the Recreation Committee. He asked that the Board approve today, the placement of the new Sign Board for the gate that the Recreation Committee has paid for. In addition, the Committee is working on preparing a Color Palette presentation for all of the Association structures that they will provide to the Board for approval. The other projects that they are working on are; the Long-term plan for the Gate Enhancement project and the scenic picture-framing project for the Clubhouse.
  7. **Newsletter/Web-site** – Randy Feltman announced that everyone should have received the March Oak Leaves by now, and the next newsletter will be a June edition.
6. Manager’s Report – Annette was on vacation. The Manager’s Report was provided in each of the Board member’s packets.
7. **Old Business**
- a) **Swim dock discussion** – Bob Lever stated that the Board must decide if they want to purchase a swim dock, and if there is a place to put it. Jim Money expressed that he feels that there is not a place in the log boom area for a swim dock and that he will not support the purchase of a swim dock if the only place to put it is inside the log boom area. After a lengthy discussion, the Board decided that they are not going to purchase the dock at this time.

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- b) **Temporary canopy/shade tent policy discussion** - Stephanie articulated to the Board, that in their Board packets, the staff has provided them with a draft *Temporary canopy/shade tent Policy*. The staff is seeking the recommendations from the Board on the different points of this Policy, so that the *Policy* can be drafted, to be approved at the April Board meeting. Jim Money expressed his feelings, that the time limit for covers to be allowed to be left in place should be seventy-two (72) hours instead of seven (7) days. After a brief discussion, Bob Lever postponed this item until the next Board meeting, so that the Board can discuss this *Policy* and advise the staff of their recommendations.
  
- c) **Kitchen flooring approval** – Randy Feltman explained in detail, the proposal packet that was provided to the Board that included; a memo from Randy explaining each kitchen flooring proposal, five (5) flooring replacement proposals, and the Recreation Committee’s recommendation to use “Wheeler Carpets and Flooring” for the replacement of the Kitchen flooring. He explained that the Warranty and services that they will provide exceeds all of the other companies that proposed to do the work. Sue St. George motioned to approve Wheeler Carpets and flooring proposal, for \$5,765.00, to replace the flooring in the Clubhouse kitchen, Jim Money seconded. Dan Wheeler abstained from the vote. Motion passed 5/0.

8. **New Business**

- a) **Authorization to Lien approvals for one (1) property** – Randy Gillenwater motioned to approve the *Authorization to Lien* for APN 012-243-021, Dan Wheeler seconded. Motion passed 6/0.
  
- b) **Firearms Policy – Define to either include or exclude air soft guns** - Stephanie explained that in the Board packets, Peggy Johnson has provided the Board with a synopsis of the reasoning behind having this policy revised and an explanation of the definition of a firearm vs. the definition of an air soft gun. Peggy presented an air soft gun and the ammunition that is fired from them to the Board to visually inspect. Bob Sutherland stated his concern that he does not feel that it is appropriate to allow the use of air soft guns within the Community, for safety reasons. Bob Sutherland motioned to exclude the use of air soft guns in Oak Shores, Bob Lever seconded. Jim Money expressed that he felt that they would be over-regulating to disallow owners to use an air soft gun on their own properties, and he agrees with the staff’s recommendation to exclude the use of the air soft guns in the common areas. Bob Lever called for a roll call vote, Bob Sutherland voted yes to exclude the use of air soft guns in Oak Shores and Randy Gillenwater, Bob Lever, Sue St. George, Jim Money, and Dan Wheeler voted no to excluding the use of air soft guns in Oak Shores. Motion failed 1/5. Jim Money motioned to permit the use of air soft guns with the condition that they are not to be used at the miniature golf course, the campground, the main marina area, including the

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playground, the entire clubhouse area, the pool, the parking lot, on or near the docks, and at the West Ramp, Sue St.George seconded. Bob Sutherland voted no. Motion passed 5/1.

- c) **Gate sign board design and placement approval** – John Watkins explained that the Recreation Committee has purchased the new signboard for the gate and he would like the Board to approve the placement of the sign. The Board was provided with the suggested locations for the placement of the sign. Randy Gillenwater motioned to approve the placement of the signboard, giving the Beautification Committee the discretion to choose the location, Jim Money seconded. Motion passed 6/0.

9. **Member Comments** – There were no member comments.

10. The meeting adjourned at 11:35 am.

Approved at the April 18, 2009 Board of Directors meeting

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Secretary or Authorized Representative

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