



**BOARD OF DIRECTORS**  
**OPEN SESSION**  
**AGENDA**  
**JUNE 18, 2011**  
**Saturday, 10 am, at the Clubhouse**

**1. CALL TO ORDER**

**2. ROLE CALL AND FLAG SALUTE**

**3. EXECUTIVE SUMMARY**

The following may be discussed in Executive Session

- *Litigation matters*
- *Member discipline*
- *Matters relating to contracts with third parties*
- *Personnel matters*

**4. MEETING MINUTES APPROVAL**

**Pages 1-2**

- a. Approval of the May 2011 Board of Directors meeting minutes

**Action Required:** Board of Directors approval.

**5. FINANCIAL STATEMENT (Bob Sutherland)**

**Separate Packet**

- a. Approval of the April 2011 Financials.

**Action Required:** Board of Directors approval.

**6. COMMITTEE REPORTS**

- |                        |                       |
|------------------------|-----------------------|
| ➤ Station 34           | ➤ Finance             |
| ➤ Recreation           | ➤ Safety              |
| ➤ Architectural Review | ➤ Beautification      |
| ➤ Private Marina       | ➤ Newsletter/Web-site |
| ➤ Fire Focus Group     |                       |

**7. NEW BUSINESS**

- a. **Review of Oak Shore Gate Area Program**

**Background:** Sheryl Qualls has been working on getting bids on building the new Kiosk at the front gate and would like to present to the Board the results of her efforts. She has gotten many expert volunteers from the community to donate their time and this will have a huge impact on labor costs to the Association. Staff also asked North Coast Engineering to give

us an estimate of the cost for the asphalt work at the gate and slurry sealing of the main entry road. We would also like to thank Jim DiMauro for getting us a copy of the complete plans for the Kiosk built near Oak Hills Market at Heritage Ranch. This saved us from having to endure the huge cost of doing plans from scratch. Management is asking the Board to approve moving forward with bidding out all the materials for kiosk and for sending out bids for the asphalt work.

**Legal Impact:** Compliance with Civil Code on bidding

**Financial Impact:** Insuring that the project stays within budget

**Action Required:** Board Approval

**b. Guest Policy Change**

**Background:** On an annual basis the Board of Directors should review and evaluate its Community Guidelines (rules and regulations) to determine if any changes are necessary. One area that needs review and discussion is the impact of Guest of the community when they use the home of an owner without the owner being present. The Board of Directors would like to hear from the members on this subject. This will be the first time for discussing this issue and the Board is interested in hearing from members.

**Legal Impact:** Compliance with Civil Code on Rule Changes

**Financial Impact:** Cost of managing guest

**Action Required:** Board Discussion

**8. MANAGER REPORT**

**9. HOMEOWNER FORUM (Member Comments)**

Each homeowner will be given 3 – 5 minutes to speak in accordance with the Open Meeting Act 1363.05, or a total of 20 minutes will be granted for all to address the Board regarding items of interest or concern.

**10. ADJOURNMENT**

**NEXT MEETING:**

The next meeting is scheduled for Saturday, July 16, 2011. The Executive Session begins at 8:00 am and the Open Session commences at 10:00 am.