



BOARD OF DIRECTORS
OPEN SESSION
AGENDA
NOVEMBER 19, 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 1-3

- a. Approval of the October 22, 2011 Board of Directors meeting minutes

Action Required: Board of Directors approval.

5. FINANCIAL STATEMENT

Separate Packet

- a. Approval of the October 2011 Financials.

Action Required: Board of Directors approval.

6. COMMITTEE REPORTS

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

7. Old Business

- a. Approval of Draft Budget

Pages 4-6

Background: Per Civil Code, on an annual basis the proposed budget needs to be distributed to the membership 30 days prior to the fiscal year end. Since our year ends on December 31st management needs to send out the budget by November 28th in order to follow civil code. The Budget Committee has proposed a budget that includes a 1.83% increase in assessments or \$50 per year or \$4.17 per month per lot.

Legal Impact: Civil Code Compliance

Financial Impact: Cost of mailing

Action Required: Board Approval

8. NEW BUSINESS

a. Approval of CPA

Background: Each year the Board of Directors must approve the contract for the CPA firm that will do our annual audit. The firm of Siebert Botkin Hickey & Associates, LLP has been doing our audit for the last five years and has done an outstanding job. They know our community and truly understand our financials. The bid is for \$6,000 and is the same amount as last year. Management is recommending that Board approve their firm.

Action Required: Board Approval

b. Authorization To Lien

Pages 7-8

Background: The owners of APN #s 012-251-070 and 012-261-011 have defaulted on their payment plans with the office and have been placed in collections. The first step in the Collection process is to place a lien against the properties.

Action Required: Board approval required

c. OSCA Marina Erosion Project

Pages 9-16

Background: The summer of 2011 produced a very full lake for several months. Due to the water level being so high for so long, the shoreline in front of the pool and clubhouse experienced some server soil erosion. Management contacted a civil and soils engineer to do an assessment of the slope and to do a recommendation to repair. The enclosed information is being made available to the Directors in order to bring this problem to their attention.

Action Required: Board Discussion

d. Log Boom Replacement Project

Pages 17-23

Background: The log boom in the Marina is in need of repair and log replacement before this summer. The reserve study indicates that the boom should be replaced in two years. Management and staff have been studying the situation and feel the boom needs to be replaced soon. The boom is designed to reduce the wave action in the marina. The current log boom is not doing the job it is intended to accomplish. With the erosion

issue on the shoreline, a new more modern boom system is being recommended. Enclosed is information on two systems that provide more effective boom products.

Action Required: Board Review

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, December 17, 2011. The Executive Session begins at 8:00 am and the Meeting of the Members and Election commences at 9:00 am. The Board will hold a short open session meeting to vote on the new rule changes during a break in the Members meeting.